



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**172 Oceania Drive,
CURLEWIS 3222**

House



3 beds



2 baths



2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$750,000 - \$820,000

Median sale price

Median **House** for **CURLEWIS** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$547,500

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**41 Beach Vista Drive ,
Curlewis 3222**

Price \$775,000 Sold 28 June
2018

**12 Shoreline Drive,
Curlewis 3222**

Price \$810,000 Sold 20
December 2018

**48 Shoreline Drive,
Curlewis 3222**

Price \$780,000 Sold 12
February 2019

This Statement of Information was prepared on 17th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**Team 3222 Pty Ltd t/as
Hayeswinckle Agent**

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