



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
2 Gyp Lane,  
CURLEWIS 3222



### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$509,000 - \$559,000**

### Median sale price

Median **House** for **CURLEWIS** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$525,750**

### 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.

<b>9 Oceanscape Road ,</b> Curlewis 3222	Price <b>\$555,000</b> Sold 15 May 2019
<b>12 Kakadu Drive,</b> Curlewis 3222	Price <b>\$545,000</b> Sold 27 July 2019
<b>27 You Yangs Avenue,</b> Curlewis 3222	Price <b>\$535,000</b> Sold 21 August 2019

This Statement of Information was prepared on 23rd Sep 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 3220 Pty Ltd t/as  
Hayeswinckle Agent**

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### Contact agents



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[ **hayeswinckle** ]