Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	17 Currajong Avenue Selby VIC 3159

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$870,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,100	Property type	House	Suburb	Selby
Period-from	01 Jan 2021	to	31 Dec 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
37 Maskells Hill Road Selby VIC 3159	$920,000	14-May-21
77 Temple Road Selby VIC 3159	$870,100	24-Apr-21
10 Ronald Avenue Selby VIC 3159	$888,889	06-Feb-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 January 2022

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37 Maskells Hill Road Selby VIC 3159

4 2 1

Sold Price **$920,000** Sold Date **14-May-21**

Distance **0.51km**



77 Temple Road Selby VIC 3159

4 2 -

Sold Price **$870,100** Sold Date **24-Apr-21**

Distance **0.69km**



10 Ronald Avenue Selby VIC 3159

4 2 2

Sold Price **$888,889** Sold Date **06-Feb-21**

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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