Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	5/10 Bursaria Place, Craigieburn Vic 3064
Including suburb and	
postcode	

Indicative selling price

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

Range between \$350,000 & \$385,000	Range between	\$350,000	&	\$385,000
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Median sale price

Median price	\$398,500	Pro	perty Type U	nit		Suburb	Craigieburn
Period - From	01/04/2019	to	30/06/2019	So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	2/10 Bursaria PI, Craigieburn, Vic 3064, Australia	\$350,000	29/08/2019
2	10 Etheridge La CRAIGIEBURN 3064	\$375,000	31/08/2019
3	1/10 Bursaria PI CRAIGIEBURN 3064	\$375,000	26/04/2019

OR

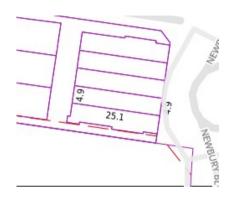
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/10/2019 11:36



Date of sale







Indicative Selling Price \$350,000 - \$385,000 Median Unit Price June quarter 2019: \$398,500

Comparable Properties

2/10 Bursaria PI, Craigieburn, Vic 3064, Australia (REI)

Price: \$350,000 **Method:**

Date: 29/08/2019

Property Type: Townhouse (Single)

Agent Comments

10 Etheridge La CRAIGIEBURN 3064 (REI)

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Price: \$375,000 Method: Private Sale Date: 31/08/2019

Property Type: Townhouse (Res)

Agent Comments

1/10 Bursaria PI CRAIGIEBURN 3064 (REI/VG) Agent Comments

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Price: \$375,000 Method: Private Sale Date: 26/04/2019

Property Type: Townhouse (Res)

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



