

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 5/10 Bursaria Place, Craigieburn Vic 3064

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$398,500 Property Type Unit Suburb Craigieburn

Period - From 01/04/2019 to 30/06/2019 Source 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	Price	Date of sale
1	2/10 Bursaria Pl, Craigieburn, Vic 3064, Australia	\$350,000	29/08/2019
2	10 Etheridge La CRAIGIEBURN 3064	\$375,000	31/08/2019
3	1/10 Bursaria Pl 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



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

June quarter 2019: \$398,500

Comparable Properties

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

Agent Comments



Price: \$350,000

Method:

Date: 29/08/2019

Property Type: Townhouse (Single)

10 Etheridge La CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 31/08/2019

Property Type: Townhouse (Res)

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

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 26/04/2019

Property Type: Townhouse (Res)