## 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

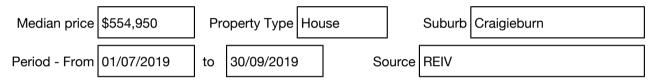
39 Daymar Circuit, Craigieburn Vic 3064

#### Indicative selling price

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

Single price \$490,000

#### Median sale price



#### 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	8 Riberry St CRAIGIEBURN 3064	\$475,000	27/07/2019
2	26 Powell St CRAIGIEBURN 3064	\$448,000	05/06/2019
3	27 Viewside Cr CRAIGIEBURN 3064	\$441,000	22/06/2019

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:

23/10/2019 14:07



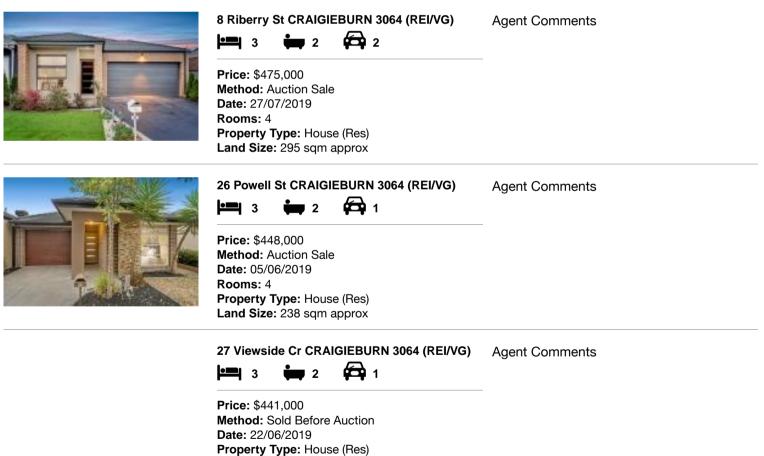






**Property Type:** House (Res) **Land Size:** 238 sqm approx Agent Comments Indicative Selling Price \$490,000 Median House Price September quarter 2019: \$554,950

# **Comparable Properties**



Land Size: 238 sqm approx

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propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.