

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

Median price \$554,950

Property Type House

Suburb Craigieburn

Period - From 01/07/2019

to 30/09/2019

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 | 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



3 2 2

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



8 Riberry St CRAIGIEBURN 3064 (REI/VG)

Agent Comments

3 2 2

Price: \$475,000

Method: Auction Sale

Date: 27/07/2019

Rooms: 4

Property Type: House (Res)

Land Size: 295 sqm approx



26 Powell St CRAIGIEBURN 3064 (REI/VG)

Agent Comments

3 2 1

Price: \$448,000

Method: Auction Sale

Date: 05/06/2019

Rooms: 4

Property Type: House (Res)

Land Size: 238 sqm approx

27 Viewside Cr CRAIGIEBURN 3064 (REI/VG)

Agent Comments

3 2 1

Price: \$441,000

Method: Sold Before Auction

Date: 22/06/2019

Property Type: House (Res)

Land Size: 238 sqm approx