

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

116-142 Newbury Boulevard, Craigieburn Vic 3064

Indicative selling price

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

Range between \$570,000 & \$627,000

Median sale price

Median price \$550,000 Property Type House Suburb Craigieburn

Period - From 01/04/2019 to 31/03/2020 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	270 Newbury Blvd CRAIGIEBURN 3064	\$587,500	09/11/2019
2	4 Cavell Dr CRAIGIEBURN 3064	\$557,000	07/03/2020
3	22 Prime St MICKLEHAM 3064	\$553,000	14/01/2020

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:

01/05/2020 15:56

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Indicative Selling Price

\$570,000 - \$627,000

Median House Price

Year ending March 2020: \$550,000



Property Type: Development Site (Res)

Land Size: 2176 sqm approx

Agent Comments

Comparable Properties

270 Newbury Blvd CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$587,500

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)

Land Size: 448 sqm approx



4 Cavell Dr CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$557,000

Method: Private Sale

Date: 07/03/2020

Property Type: House

Land Size: 342 sqm approx



22 Prime St MICKLEHAM 3064 (VG)

Agent Comments



Price: \$553,000

Method: Sale

Date: 14/01/2020

Property Type: House (Res)

Land Size: 251 sqm approx