

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

43 TUSMORE RISE, CRAIGIEBURN, VIC 3064

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$600,000 to \$650,000

#### Median sale price

Median price

\$472,500

House

☒

Unit

☐

Suburb

CRAIGIEBURN

Period

01 October 2016 to 30 September 2017

Source

  
pricfinder

#### Comparable property sales

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
19 BRADSHAW AVE, CRAIGIEBURN, VIC 3064	*\$620,000	29/10/2017
9 ASBURY ST, CRAIGIEBURN, VIC 3064	*\$655,000	28/10/2017
24 PENINSULA CRES, CRAIGIEBURN, VIC 3064	*\$640,000	05/10/2017
17 LEVEQUE LOOP, CRAIGIEBURN, VIC 3064	*\$622,000	26/08/2017