

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 Grove Road, Craigieburn Vic 3064

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price

\$540,000

Property Type

House

Suburb

Craigieburn

Period - From

01/10/2019

to

31/12/2019

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	9 Future Way CRAIGIEBURN 3064	\$545,000	12/08/2019
2	178 Central Park Av CRAIGIEBURN 3064	\$535,000	26/10/2019
3	6 Lemon Myrtle Way CRAIGIEBURN 3064	\$517,500	19/12/2019

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:

22/01/2020 17:12



3 2 2

Property Type: House

Land Size: 391 sqm approx

Agent Comments

Comparable Properties

9 Future Way CRAIGIEBURN 3064 (VG)

Agent Comments

3 - -

Price: \$545,000

Method: Sale

Date: 12/08/2019

Property Type: House (Res)

Land Size: 336 sqm approx



178 Central Park Av CRAIGIEBURN 3064
(REI/VG)

Agent Comments

3 2 2

Price: \$535,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House

Land Size: 371 sqm approx

6 Lemon Myrtle Way CRAIGIEBURN 3064 (REI) Agent Comments

3 2 2

Price: \$517,500

Method: Auction Sale

Date: 19/12/2019

Property Type: House (Res)

Land Size: 350 sqm approx