McGrath

Bruno Zugaro 03 8312 9222 0411 441 428 brunozugaro@mcgrath.com.au **Indicative Selling Price** \$420,000 - \$460,000 **Median House Price**

March quarter 2019: \$535,000





Agent Comments

Comparable Properties

19 Medway Rd CRAIGIEBURN 3064 (REI)

€ 2 3

Price: \$471.000 Method: Auction Sale Date: 17/11/2018 Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx

å 2

4 Bee Ct CRAIGIEBURN 3064 (REI)

Price: \$440,000 Method: Auction Sale

Date: 17/04/2019 Rooms: 5

3

Property Type: House (Res) Land Size: 580 sqm approx

83 Wattlegien St CRAIGIEBURN 3064 (REI)

3 Price: \$430.000

Method: Private Sale Date: 28/03/2019 Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments

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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.

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Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Adding suburb posto	and	IL TOTAL OF THE STATE OF THE ST					
indicative selling	price						
For the meaning of	this price see o	consumer.vic.gov.	au/underquoting				
Range between	6420,000	&	\$460,000				
Median sale pric							
Median price \$5	35,000	House X	Unit	Suburb Cralgleburn			
	/01/2019	to 31/03/2019	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.

Ad	dress of comparable property	Price	Date of sale
1	19 Medway Rd CRAIGIEBURN 3064	\$471,000	17/11/2018
2	4 Bee Ct CRAIGIEBURN 3064	\$440,000	17/04/2019
3	83 Wattleglen St CRAIGIEBURN 3064	\$430,000	28/03/2019

OR

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 menths.

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