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Indicative Selling Price

\$420,000 - \$460,000

Median House Price

March quarter 2019: \$535,000



3 1 2

Rooms: 5

Property Type: House

Land Size: 694 sqm approx

Agent Comments

Comparable Properties

19 Medway Rd CRAIGIEBURN 3064 (REI)

Agent Comments

3 1 2

Price: \$471,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx



4 Bee Ct CRAIGIEBURN 3064 (REI)

Agent Comments

3 2 4

Price: \$440,000

Method: Auction Sale

Date: 17/04/2019

Rooms: 5

Property Type: House (Res)

Land Size: 580 sqm approx

83 Wattleglen St CRAIGIEBURN 3064 (REI)

Agent Comments

3 1 1

Price: \$430,000

Method: Private Sale

Date: 28/03/2019

Rooms: -

Property Type: House (Res)

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 12 Tenby Court, Craigieburn Vic 3064

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$535,000 House ☒ Unit ☐ Suburb Craigieburn

Period - From 01/01/2019 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.

	Address 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

~~**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.~~