



STATEMENT OF INFORMATION

12 GREENHAM AVENUE, CRAIGIEBURN, VIC

PREPARED BY JASON REAL ESTATE CRAIGIEBURN

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 GREENHAM AVENUE, CRAIGIEBURN,

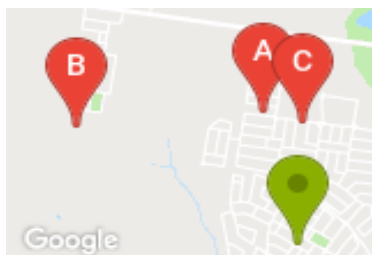
 3  2  1

Indicative Selling Price

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

Price Range: \$460,000 to \$480,000

MEDIAN SALE PRICE



CRAIGIEBURN, VIC, 3064

Suburb Median Sale Price (House)

\$565,000

01 April 2018 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



478 GRAND BVD, CRAIGIEBURN, VIC 3064

 3  2  1

Sale Price

***\$480,000**

Sale Date: 13/07/2018

Distance from Property: 974m



22 MUSKWOOD DR, MICKLEHAM, VIC 3064

 3  2  1

Sale Price

***\$480,000**

Sale Date: 25/06/2018

Distance from Property: 1.7km



449 GRAND BVD, CRAIGIEBURN, VIC 3064

 3  2  1

Sale Price

\$457,500

Sale Date: 28/02/2018

Distance from Property: 870m



This report has been compiled on 26/07/2018 by Jason Real Estate Craigieburn. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

12 GREENHAM AVENUE, CRAIGIEBURN, VIC

Indicative selling price

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Price Range:

\$460,000 to \$480,000

Median sale price

Median price

\$565,000

House

X

Unit


Suburb

CRAIGIEBURN

Period

01 April 2018 to 30 June 2018

Source



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
478 GRAND BVD, CRAIGIEBURN, VIC 3064	*\$480,000	13/07/2018
22 MUSKWOOD DR, MICKLEHAM, VIC 3064	*\$480,000	25/06/2018
449 GRAND BVD, CRAIGIEBURN, VIC 3064	\$457,500	28/02/2018