

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

48 Highbury Circuit, Craigieburn Vic 3064

Indicative selling price

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

Range between \$495,000 & \$540,000

Median sale price

Median price \$625,000 Property Type House Suburb Craigieburn

Period - From 01/04/2021 to 30/06/2021 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	6 Farrell St CRAIGIEBURN 3064	\$520,000	29/05/2021
2	32 Clarendon Av CRAIGIEBURN 3064	\$495,000	30/06/2021
3	6 Gunning La CRAIGIEBURN 3064	\$491,500	19/06/2021

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:

10/09/2021 16:10

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Indicative Selling Price

\$495,000 - \$540,000

Median House Price

June quarter 2021: \$625,000



3 2 2

Property Type: House (Res)

Land Size: 262 sqm approx

Agent Comments

Comparable Properties

6 Farrell St CRAIGIEBURN 3064 (VG)

Agent Comments

3 - -

Price: \$520,000

Method: Sale

Date: 29/05/2021

Property Type: House (Res)

Land Size: 251 sqm approx

32 Clarendon Av CRAIGIEBURN 3064 (REI/VG) Agent Comments

3 2 2

Price: \$495,000

Method: Private Sale

Date: 30/06/2021

Property Type: House (Res)

Land Size: 212 sqm approx



6 Gunning La CRAIGIEBURN 3064 (REI/VG)

Agent Comments

3 1 2

Price: \$491,500

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 238 sqm approx