

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

35 Abercarn Avenue, Craigieburn Vic 3064

Indicative selling price

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

Single price

\$645,000

Median sale price

Median price

\$530,000

House

X

Unit

Suburb

Craigieburn

Period - From

01/01/2017

to

31/12/2017

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	41 Hanson Rd CRAIGIEBURN 3064	\$643,000	17/02/2018
2	35 Abercarn Av CRAIGIEBURN 3064	\$642,500	21/10/2017
3	107 Donald Cameron Dr ROXBURGH PARK 3064	\$640,000	24/11/2017

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.



5 2 5

Rooms:

Property Type: House (Res)

Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price

\$645,000

Median House Price

Year ending December 2017: \$530,000

Comparable Properties

41 Hanson Rd CRAIGIEBURN 3064 (REI)

Agent Comments

3 1 2

Price: \$643,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: House

35 Abercarn Av CRAIGIEBURN 3064 (REI)

Agent Comments

5 2 5

Price: \$642,500

Method: Auction Sale

Date: 21/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 653 sqm approx



107 Donald Cameron Dr ROXBURGH PARK 3064 (VG)

Agent Comments

3 - -

Price: \$640,000

Method: Sale

Date: 24/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 484 sqm approx