

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

13 GERALD STREET, CRAIGIEBURN, VIC 3064

Indicative selling price

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

Single Price: \$485,000

Median sale price

Median price

\$505,000

House

X

Unit

Suburb

CRAIGIEBURN

Period

01 January 2017 to 31 December 2017

Source

 pricefinder

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
23 ROYAL TCE, CRAIGIEBURN, VIC 3064	*\$480,000	16/12/2017
57 BOWRAL LOOP, CRAIGIEBURN, VIC 3064	*\$485,500	09/12/2017
9 SAINT RD, CRAIGIEBURN, VIC 3064	*\$471,500	09/12/2017