

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 PEARCE WAY, CRAIGIEBURN, VIC 3064  4  2  2

Indicative Selling Price

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

Price Range: **\$504,000 to \$557,000**

MEDIAN SALE PRICE



CRAIGIEBURN, VIC, 3064

Suburb Median Sale Price (House)

\$450,000

01 July 2016 to 30 June 2017

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.



22 HUMBER ST, CRAIGIEBURN, VIC 3064

 4  2  2

Sale Price

***\$530,000**

Sale Date: 22/06/2017

Distance from Property: 196m



62 BRIDGEHAVEN DR, CRAIGIEBURN, VIC 3064

 4  2  2

Sale Price

\$491,000

Sale Date: 13/05/2017

Distance from Property: 116m



4 IRON BRIDGE RD, CRAIGIEBURN, VIC 3064

 4  2  2

Sale Price

\$570,000

Sale Date: 13/05/2017

Distance from Property: 386m



This report has been compiled on 25/09/2017 by Glenda Reynolds. Property Data Solutions Pty Ltd 2017 - 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

10 PEARCE WAY, CRAIGIEBURN, VIC 3064

Indicative selling price

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Price Range:

\$504,000 to \$557,000

Median sale price

Median price

\$450,000

House

X

Unit

Suburb

CRAIGIEBURN

Period

01 July 2016 to 30 June 2017

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
22 HUMBER ST, CRAIGIEBURN, VIC 3064	*\$530,000	22/06/2017
62 BRIDGEHAVEN DR, CRAIGIEBURN, VIC 3064	\$491,000	13/05/2017
4 IRON BRIDGE RD, CRAIGIEBURN, VIC 3064	\$570,000	13/05/2017