

## 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

2 Ravenwoods Way, Craigieburn Vic 3064

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000

&amp;

\$440,000

## Median sale price

Median price \$465,000

House

X

Unit

Suburb Craigieburn

Period - From 01/07/2016

to

30/06/2017

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	lot 28452 Streamside Dr CRAIGIEBURN 3064	\$445,000	18/04/2017
2	1/9 Natural Dr CRAIGIEBURN 3064	\$430,000	07/06/2017
3	64 Corringa Way CRAIGIEBURN 3064	\$410,000	11/05/2017

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.



 3  2 

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties

**lot 28452 Streamside Dr CRAIGIEBURN 3064 (REI)**

Agent Comments

 3  2  2

**Price:** \$445,000

**Method:** Private Sale

**Date:** 18/04/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 311 sqm approx

**1/9 Natural Dr CRAIGIEBURN 3064 (REI)**

Agent Comments

 3  2  2

**Price:** \$430,000

**Method:** Private Sale

**Date:** 07/06/2017

**Rooms:** -

**Property Type:** House (Res)



**64 Corringa Way CRAIGIEBURN 3064 (REI)**

Agent Comments

 3  2  1

**Price:** \$410,000

**Method:** Auction Sale

**Date:** 11/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 320 sqm approx