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

s 25/1 Brunswick Crescent, Craigieburn Vic 3064 d e

Indicative selling price

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

Range between	\$330,000	&	\$360,000

Median sale price

Median price	\$365,000	Hou	ISE	Unit	Х	:	Suburb	Craigieburn
Period - From	01/04/2017	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.

Ade	dress of comparable property	Price	Date of sale
1	1/3 Falmer PI CRAIGIEBURN 3064	\$350,000	04/04/2017
2	11/24 Healesville Loop CRAIGIEBURN 3064	\$344,700	24/06/2017
3	2 Andover La CRAIGIEBURN 3064	\$340,000	27/05/2017

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.

Account - hockingstuart | P: 03 9471 1100 | F: 03 9471 4053

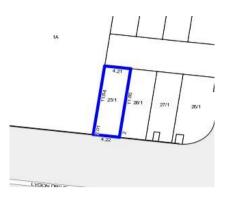
propertydata

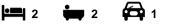
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

25/1 Brunswick Crescent, Craigieburn Vic 3064

hockingstuart

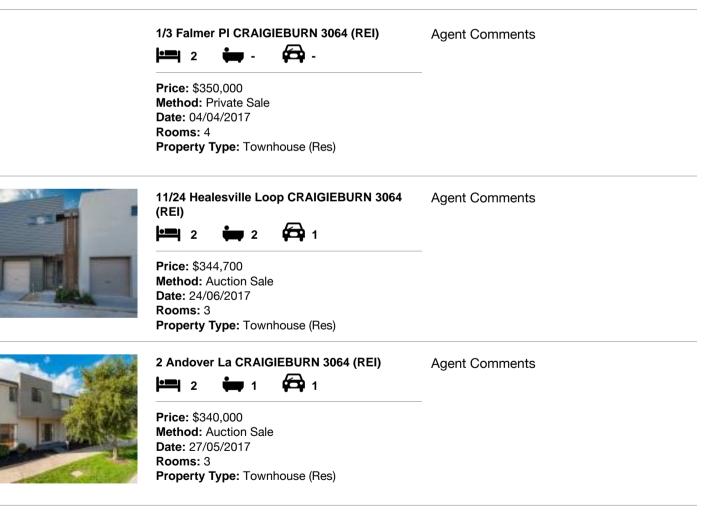




Rooms: Property Type: Townhouse (Single) Agent Comments Adriano Persichetti 94711100 0402055437 apersichetti@hockingstuart.com.au

> Indicative Selling Price \$330,000 - \$360,000 Median Unit Price June quarter 2017: \$365,000

Comparable Properties



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