

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 25/1 Brunswick Crescent, Craigieburn Vic 3064

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

House

Unit

X

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.

	Address 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.



2 2 1

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

1/3 Falmer PI CRAIGIEBURN 3064 (REI)

Agent Comments

2 - -

Price: \$350,000

Method: Private Sale

Date: 04/04/2017

Rooms: 4

Property Type: Townhouse (Res)



11/24 Healesville Loop CRAIGIEBURN 3064 (REI)

Agent Comments

2 2 1

Price: \$344,700

Method: Auction Sale

Date: 24/06/2017

Rooms: 3

Property Type: Townhouse (Res)



2 Andover La CRAIGIEBURN 3064 (REI)

Agent Comments

2 1 1

Price: \$340,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 3

Property Type: Townhouse (Res)