

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	56 Highlander Drive, Craigieburn Vic 3064
Including suburb and	
postcode	

Indicative selling price

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

Range between \$599,	000 &	\$658,900
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Median sale price

Median price	\$540,000	Ηοι	ise X	Unit		Suburb	Craigieburn
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

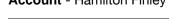
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	17 Leveque Loop CRAIGIEBURN 3064	\$622,000	26/08/2017
2	28 Cable Cirt CRAIGIEBURN 3064	\$571,000	25/11/2017
3	273 Waterview Blvd CRAIGIEBURN 3064	\$568,000	14/10/2017

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.





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Rooms:

Property Type: Land Land Size: 410 sqm approx

Agent Comments

Indicative Selling Price \$588 - \$646 **Median House Price** September quarter 2017: \$540,000

Comparable Properties



17 Leveque Loop CRAIGIEBURN 3064 (REI)



Price: \$622,000 Method: Auction Sale Date: 26/08/2017 Rooms: 5

Property Type: House (Res) Land Size: 448 sqm approx

Agent Comments

Agent Comments



28 Cable Cirt CRAIGIEBURN 3064 (REI)

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Price: \$571,000 Method: Auction Sale Date: 25/11/2017 Rooms: 5

Property Type: House (Res) Land Size: 448 sqm approx

273 Waterview Blvd CRAIGIEBURN 3064 (REI) Agent Comments



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Price: \$568,000 Method: Auction Sale Date: 14/10/2017 Rooms: 4

Property Type: House (Res) Land Size: 448 sqm approx

Account - Hamilton Finley | P: 03 9898 2228 | F: 03 9898 2228





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