



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

56 Highlander Drive, Craigieburn Vic 3064

Indicative selling price

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

Range between \$599,000 & \$658,900

Median sale price

Median price \$540,000 House 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.

	Address 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.



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)**

Agent Comments



Price: \$622,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 448 sqm approx

**28 Cable Cirt CRAIGIEBURN 3064 (REI)**

Agent Comments



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



Price: \$568,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 448 sqm approx