

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Property	offered	for	sale
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Address	70 Wattletree Street, Craigieburn Vic 3064
Including suburb and	
postcode	

#### Indicative selling price

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

&	\$646,800
	&

#### Median sale price

Median price	\$564,000	Hou	ise X	Unit		Suburb	Craigieburn
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

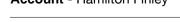
#### Comparable property sales (\*Delete A or B below as applicable)

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 1 136 Wattletree St CRAIGIEBURN 3064 \$630,000 04/11/2017 2 286 Waterview Blvd CRAIGIEBURN 3064 \$595,000 02/08/2017 3 5 Montpellier Cr CRAIGIEBURN 3064 \$590,000 19/08/2017

#### 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: 612 sqm approx

Agent Comments

**Indicative Selling Price** \$588,000 - \$646,800 **Median House Price** December quarter 2017: \$564,000

### Comparable Properties

136 Wattletree St CRAIGIEBURN 3064 (REI/VG) Agent Comments

Price: \$630,000 Method: Auction Sale Date: 04/11/2017 Rooms: -

Property Type: House (Res) Land Size: 533 sqm approx



286 Waterview Blvd CRAIGIEBURN 3064

(REI/VG)

**--**4

**5** 2

Price: \$595,000 Method: Private Sale Date: 02/08/2017

Rooms: -

Property Type: House Land Size: 592 sqm approx **Agent Comments** 



5 Montpellier Cr CRAIGIEBURN 3064 (REI/VG) Agent Comments

**6** 2 **6** € **2** 

Price: \$590,000 Method: Auction Sale Date: 19/08/2017

Rooms: -

**--**4

Property Type: House (Res) Land Size: 588 sqm approx

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