



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

70 Wattletree Street, Craigieburn Vic 3064

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$588,000

&

\$646,800

Median sale price

Median price \$564,000

House

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 Montpelier 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.

**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)**

Agent Comments

**Price:** \$595,000**Method:** Private Sale**Date:** 02/08/2017**Rooms:** -**Property Type:** House**Land Size:** 592 sqm approx**5 Montpellier Cr CRAIGIEBURN 3064 (REI/VG)** Agent Comments**Price:** \$590,000**Method:** Auction Sale**Date:** 19/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 588 sqm approx