



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

2 Toombal Place, Craigieburn Vic 3064

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

Range between \$430,000

&

\$473,000

Median sale price

Median price \$560,000

House

X

Unit

Suburb

Craigieburn

Period - From 01/04/2018

to

31/03/2019

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	18/1 Hyde Park Av CRAIGIEBURN 3064	\$389,000	24/01/2019
2	11b Champion Pde CRAIGIEBURN 3064	\$382,000	04/03/2019
3	1/10 Bursaria PI CRAIGIEBURN 3064	\$375,000	26/04/2019

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: Townhouse
(Conjoined)

Agent Comments

Indicative Selling Price

\$430,000 - \$473,000

Median House Price

Year ending March 2019: \$560,000

Comparable Properties

18/1 Hyde Park Av CRAIGIEBURN 3064 (VG)

Agent Comments



Price: \$389,000

Method: Sale

Date: 24/01/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

11b Champion Pde CRAIGIEBURN 3064
(REI/VG)

Agent Comments



Price: \$382,000

Method: Private Sale

Date: 04/03/2019

Rooms: -

Property Type: Townhouse (Res)

1/10 Bursaria Pl CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 26/04/2019

Rooms: -

Property Type: Townhouse (Res)