

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

4 Sunset Court, Craigieburn, VIC 3064

INDICATIVE SELLING PRICE

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

Range Between \$580,000 & \$638,000

MEDIAN SALE PRICE

Median price \$440,000 | House | Craigieburn (3064)

Period - From 1 September 2016 to 1 August 2017 | Source - CoreLogic

COMPARABLE PROPERTY SALES

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
59 TUSMORE RISE, CRAIGIEBURN VIC 3064	\$660,000	25/07/2017
2 SUNSET CT, CRAIGIEBURN VIC 3064	\$711,000	19/08/2017
4 MEADOWBANK CT, CRAIGIEBURN VIC 3064	\$580,500	01/04/2017