



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
June quarter 2017: \$495,000

Comparable Properties



195 Newbury Blvd CRAIGIEBURN 3064 (REI) Agent Comments



Price: \$667,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 480 sqm approx



8 Burniston Av CRAIGIEBURN 3064 (REI) Agent Comments



Price: \$658,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 7
Property Type: House (Res)
Land Size: 591 sqm approx

21 Troward Harvey Way CRAIGIEBURN 3064 (REI) Agent Comments



Price: \$610,000
Method: Auction Sale
Date: 24/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 576 sqm approx

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 48 Burniston Avenue, Craigieburn Vic 3064

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$495,000 House X Suburb Craigieburn

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
195 Newbury Blvd CRAIGIEBURN 3064	\$667,000	03/06/2017
8 Burniston Av CRAIGIEBURN 3064	\$658,000	25/02/2017
21 Troward Harvey Way CRAIGIEBURN 3064	\$610,000	24/06/2017