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	35 Abercarn Avenue, Craigieburn Vic 3064
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$550,000

Median sale price

Median price	\$495,000	Hou	ise X	Unit		Si	uburb	Craigieburn
Period - From	01/04/2017	to	30/06/2017		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.

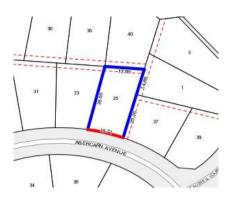
Ad	dress of comparable property	Price	Date of sale
1	9 Verwood Ct CRAIGIEBURN 3064	\$555,000	23/09/2017
2	168 Hothlyn Dr CRAIGIEBURN 3064	\$523,000	08/07/2017
3	13 Brampton CI CRAIGIEBURN 3064	\$515,500	01/07/2017

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.







– 5 **–** - **–**

Rooms

Property Type: House (Previously

Occupied - Detached) Land Size: 653 sqm approx

Agent Comments

Tom Gravias 9486 2000 0418 378 889 tg@collings.com.au

Indicative Selling Price \$500,000 - \$550,000 Median House Price June quarter 2017: \$495,000

Comparable Properties

9 Verwood Ct CRAIGIEBURN 3064 (REI)

1 3





2

Price: \$555,000 Method: Auction Sale Date: 23/09/2017

Rooms: -

Property Type: House **Land Size:** 651 sqm approx

Agent Comments



168 Hothlyn Dr CRAIGIEBURN 3064 (REI/VG)

1 3







Agent Comments

Price: \$523,000 Method: Auction Sale Date: 08/07/2017

Rooms: -

Property Type: House Land Size: 649 sqm approx

13 Brampton CI CRAIGIEBURN 3064 (REI)

— 3





Price: \$515,500 **Method:** Auction Sale **Date:** 01/07/2017

Rooms: -

Property Type: House (Res) **Land Size:** 651 sqm approx

Agent Comments



Account - Collings Northcote | P: 03 9486 2000





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