

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

34 Amesbury 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 \$454,000 | House | Craigieburn (3064)

Period - From 1 November 2016 to 1 October 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
2 ST CLOUD GRN, CRAIGIEBURN VIC 3064	\$614,000	19/08/2017
7 TUSMORE RISE, CRAIGIEBURN VIC 3064	\$665,000	18/11/2017
26 PYMBLE GDNS, CRAIGIEBURN VIC 3064	\$655,000	28/10/2017