

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

6 Andover Lane, Craigieburn Vic 3064

Indicative selling price

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

Single price \$375,000

Median sale price

Median price \$380,000

House

Unit

X

Suburb

Craigieburn

Period - From 01/04/2017

to 31/03/2018

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	40 Penhall Dr CRAIGIEBURN 3064	\$375,000	26/01/2018
2	50 Penhall Dr CRAIGIEBURN 3064	\$365,000	02/02/2018
3	44 Penhall Dr CRAIGIEBURN 3064	\$360,000	12/12/2017

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.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$375,000
Median Unit Price
Year ending March 2018: \$380,000

Comparable Properties

40 Penhall Dr CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 26/01/2018
Rooms: -
Property Type: Townhouse (Res)

50 Penhall Dr CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 02/02/2018
Rooms: -
Property Type: Townhouse (Res)



44 Penhall Dr CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 12/12/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 143.20 sqm approx