

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 58 Gateshead Street, Craigieburn Vic 3064

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$592,000 Property Type House Suburb Craigieburn

Period - From 01/10/2020 to 31/12/2020 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	12 Quebec Av CRAIGIEBURN 3064	\$515,000	23/12/2020
2	3 Trift St CRAIGIEBURN 3064	\$502,000	17/12/2020
3	38 Rialto Cirt CRAIGIEBURN 3064	\$499,000	19/11/2020

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.~~

This Statement of Information was prepared on: 19/01/2021 14:28



Property Type: House (Res)

Land Size: 320 sqm approx

Agent Comments

Comparable Properties

12 Quebec Av CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 23/12/2020

Property Type: House (Res)



3 Trift St CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$502,000

Method: Private Sale

Date: 17/12/2020

Property Type: House

Land Size: 213 sqm approx



38 Rialto Cirt CRAIGIEBURN 3064 (VG)

Agent Comments



Price: \$499,000

Method: Sale

Date: 19/11/2020

Property Type: House (Res)

Land Size: 220 sqm approx