

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 42 Bilby Street, Craigieburn 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$_____ or range between \$550,000 & \$590,000

Median sale price

Median price \$645,000 Property Type House Suburb Craigieburn

Period - From March 2022 to February 2023 Source REA

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	38 Natural Drive Craigieburn 3064	\$600,000	20/02/2023
2	5 Viewside Crescent Craigieburn 3064	\$590,000	18/02/2023
3	23 Hues Street, Craigieburn 3064	\$600,000	13/02/2023

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: 20/03/2023