

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
Including suburb and postcode 43 Evergreen Crescent Craigieburn VIC 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 \$600,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$710,000 *House *Unit Suburb Craigieburn
Period - From March 2023 to February 2024 Source Realestate.com

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
115 Waterview Boulevard, Craigieburn, Vic 3064	672,000	08/02/2024
49 Bowral Loop, Craigieburn, Vic 3064	680,000	05/01/2024
47 Riverway View, Craigieburn, Vic 3064	650,000	15/12/2023

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.