



Gordon Garg

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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

4 Flores Road 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$338,500

*House

*Unit

Suburb

Craigieburn

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

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 6 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

3 Coachwood Street Craigieburn VIC 3064	\$355,000	17-Feb-19
108 Highlander Drive Craigieburn VIC 3064	\$351,000	16-Mar-19
274 Marathon Boulevard Craigieburn VIC 3064	\$350,000	07-Mar-19

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 6 months.~~

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**3 Coachwood Street Craigieburn
VIC 3064**

- - -

Sold Price **\$355,000** Sold Date **17-Feb-19**

Distance **1.47km**



**108 Highlander Drive Craigieburn
VIC 3064**

- - 2

Sold Price **\$351,000** Sold Date **16-Mar-19**

Distance **0.23km**



**274 Marathon Boulevard
Craigieburn VIC 3064**

4 2 2

Sold Price **\$350,000** Sold Date **07-Mar-19**

Distance **0.18km**

**133 Elevation Boulevard
Craigieburn VIC 3064**

- - 2

Sold Price **\$340,000** Sold Date **25-Mar-19**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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