

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

11A Huntington Drive 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

\$339,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$393,000

*House

*Unit

X

Suburb

Craigieburn

Period-from

01 Jun 2018

to

31 May 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

22 Andover Lane Craigieburn VIC 3064

\$365,000

20-Dec-18

56 Penhall Drive Craigieburn VIC 3064

\$365,000

03-Mar-19

50 Brunswick Crescent Craigieburn VIC 3064

\$365,000

04-Nov-18

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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22 Andover Lane Craigieburn VIC 3064

Sold Price

\$365,000

 Sold Date **20-Dec-18**
 2  1  1

 Distance **0.92km**

56 Penhall Drive Craigieburn VIC 3064

Sold Price

 Sold Date **03-Mar-19**
 2  1  1

 Distance **0.99km**

50 Brunswick Crescent Craigieburn VIC 3064

Sold Price

 Sold Date **04-Nov-18**
 2  1  1

 Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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