

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

46 Lakes 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

\$570,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

*House

X

*Unit

Suburb

Craigieburn

Period-from

01 Apr 2018

to

31 Mar 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 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

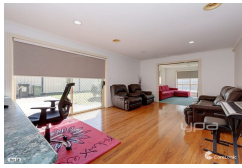
5 Belsay Place Craigieburn VIC 3064	\$590,000	24-Nov-18
5 Sedgefield Place Craigieburn VIC 3064	\$570,000	22-Sep-18
2 Kirkbride Way Craigieburn VIC 3064	\$573,000	06-Oct-18

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 six months.~~

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5 Belsay Place Craigieburn VIC 3064

 4  2  2

Sold Price **\$590,000** Sold Date **24-Nov-18**

Distance **1.67km**



5 Sedgefield Place Craigieburn VIC 3064

 4  2  2

Sold Price **\$570,000** Sold Date **22-Sep-18**

Distance **1.78km**



2 Kirkbride Way Craigieburn VIC 3064

 4  2  2

Sold Price **\$573,000** Sold Date **06-Oct-18**

Distance **1.79km**

RS = Recent sale UN = Undisclosed Sale

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