

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

46 Penhall Drive Craigieburn VIC 3064

### Indicative selling price

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

Single Price

\$375,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$368,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jul 2019

to

30 Jun 2020

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

56 Penhall Drive Craigieburn VIC 3064	\$365,000	03-Mar-19
1/10 Bursaria Place Craigieburn VIC 3064	\$375,000	26-Apr-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.

This Statement of Information was prepared on: 15 July 2020



**56 Penhall Drive Craigieburn VIC 3064**

Sold Price **\$365,000** Sold Date **03-Mar-19**

 2  1  1

Distance **0.02km**



**1/10 Bursaria Place Craigieburn VIC 3064**

Sold Price **\$375,000** Sold Date **26-Apr-19**

 2  1  1

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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