

## 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

20 Royal Terrace 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

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Mar 2019

to

29 Feb 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

|  |           |           |
|--|-----------|-----------|
| 10 Oakville Place Craigieburn VIC 3064   | \$615,000 | 05-Mar-20 |
| 52 Hyde Park Avenue Craigieburn VIC 3064 | \$610,000 | 25-Oct-19 |
| 16 The Garlands Craigieburn VIC 3064     | \$645,000 | 06-Dec-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: 25 March 2020



**10 Oakville Place Craigieburn VIC 3064**

Sold Price

<sup>RS</sup>

**\$615,000**

Sold Date

**05-Mar-20**



4



2



2

Distance

**0.58km**



**52 Hyde Park Avenue Craigieburn VIC 3064**

Sold Price

**\$610,000**

Sold Date

**25-Oct-19**



4



2



2

Distance

**0.86km**



**16 The Garlands Craigieburn VIC 3064**

Sold Price

**\$645,000**

Sold Date

**06-Dec-19**



4



2



2

Distance

**0.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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