

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

1 Olivetree Loop 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

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2019

to

30 Sep 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

1 Yorkshire Terrace Craigieburn VIC 3064	\$440,000	16-May-20
9 Violet Place Craigieburn VIC 3064	\$445,000	20-Apr-20
40 Peppertree Parade Craigieburn VIC 3064	\$450,000	22-Feb-20

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: 14 October 2020



1 Yorkshire Terrace Craigieburn VIC 3064

Sold Price

\$440,000 Sold Date **16-May-20**

 3  1  2

Distance **0.71km**



9 Violet Place Craigieburn VIC 3064

Sold Price

\$445,000 Sold Date **20-Apr-20**

 3  2  2

Distance **0.82km**



40 Peppertree Parade Craigieburn VIC 3064

Sold Price

\$450,000 Sold Date **22-Feb-20**

 3  2  1

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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