

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 Clendon Way 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

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Dec 2018

to

30 Nov 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

10 Etheridge Lane Craigieburn VIC 3064	\$375,000	27-Aug-19
19 Tarlo Court Craigieburn VIC 3064	\$398,000	30-Sep-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: 03 December 2019



10 Etheridge Lane Craigieburn VIC 3064

Sold Price

\$375,000

Sold Date

27-Aug-19

 2

 1

 1

Distance

1.14km



19 Tarlo Court Craigieburn VIC 3064

Sold Price

\$398,000

Sold Date

30-Sep-19

 2

 1

 1

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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