

## 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

86 Hothlyn 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

\$599,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$526,000

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2019

to

31 Jan 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 67 Langdon Crescent Craigieburn VIC 3064 | \$586,000 | 19-Oct-19 |
| 18 Milburn Place Craigieburn VIC 3064    | \$599,000 | 17-Oct-19 |
| 96 Hanson Road Craigieburn VIC 3064      | \$600,000 | 15-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: 24 February 2020



**67 Langdon Crescent Craigieburn VIC 3064**

 3  2  2

Sold Price

**\$586,000**

Sold Date

**19-Oct-19**

Distance

**0.31km**



**18 Milburn Place Craigieburn VIC 3064**

 3  2  4

Sold Price

**\$599,000**

Sold Date

**17-Oct-19**

Distance

**0.52km**



**96 Hanson Road Craigieburn VIC 3064**

 3  2  4

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**15-Feb-20**

Distance

**1.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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