

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

5 Iron Bridge Road 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

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2018

to

30 Sep 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

81 Serenity Way Craigieburn VIC 3064	\$550,000	10-Apr-19
147 Newbury Boulevard Craigieburn VIC 3064	\$557,500	31-Jul-19
32 Montpellier Crescent Craigieburn VIC 3064	\$550,000	12-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: 29 October 2019



81 Serenity Way Craigieburn VIC 3064

 4  2  2

Sold Price

\$550,000

Sold Date

10-Apr-19

Distance

0.51km



147 Newbury Boulevard Craigieburn VIC 3064

 4  2  2

Sold Price

\$557,500

Sold Date

31-Jul-19

Distance

0.72km



32 Montpellier Crescent Craigieburn VIC 3064

 4  2  2

Sold Price

\$550,000

Sold Date

12-Apr-19

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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