

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

5/4 Delany Lane, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000

&

\$429,000

Median sale price

Median price \$398,500

Property Type Unit

Suburb Craigieburn

Period - From 01/04/2019

to 30/06/2019

Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

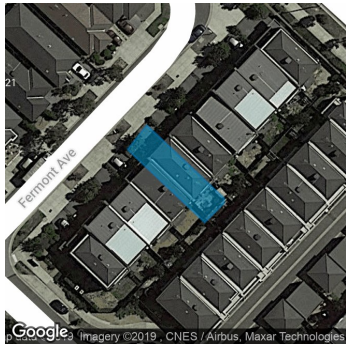
	Address of comparable property	Price	Date of sale
1	4a Plymouth Ct CRAIGIEBURN 3064	\$404,000	10/09/2019
2	3a Huntington Dr CRAIGIEBURN 3064	\$390,000	11/07/2019
3	1/69 Wattle Glen St CRAIGIEBURN 3064	\$390,000	07/09/2019

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 six months.~~

This Statement of Information was prepared on:

17/09/2019 14:52



 3
  2
  2

Property Type: Land
Land Size: 173 sqm approx
Agent Comments

Indicative Selling Price
 \$390,000 - \$429,000
Median Unit Price
 June quarter 2019: \$398,500

Comparable Properties

4a Plymouth Ct CRAIGIEBURN 3064 (REI)

Agent Comments

 3
  2
  1

Price: \$404,000
Method: Private Sale
Date: 10/09/2019
Property Type: Unit

3a Huntington Dr CRAIGIEBURN 3064 (VG)

Agent Comments

 3
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  -

Price: \$390,000
Method: Sale
Date: 11/07/2019
Property Type: Flat/Unit/Apartment (Res)



1/69 Wattleglen St CRAIGIEBURN 3064 (REI)

Agent Comments

 3
  1
  -

Price: \$390,000
Method: Auction Sale
Date: 07/09/2019
Rooms: 4
Property Type: Unit
Land Size: 287 sqm approx