

## 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

18 Egton Court 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

or range  
between

\$469,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,000

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2020

to

31 Mar 2021

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

18 Stoneleigh Place Craigieburn VIC 3064	\$465,000	03-Apr-21
22 Mulberry Pass Craigieburn VIC 3064	\$480,000	01-Feb-21

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: 06 April 2021



**18 Stoneleigh Place Craigieburn VIC 3064** Sold Price <sup>RS</sup> **\$465,000** Sold Date **03-Apr-21**

 3  1  1

Distance **1.38km**



**22 Mulberry Pass Craigieburn VIC 3064** Sold Price **\$480,000** Sold Date **01-Feb-21**

 3  2  1

Distance **1.79km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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