

## 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

11 Bathurst Close 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

\$509,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$574,900

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2020

to

30 Jun 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

22 Marchmont Rise Craigieburn VIC 3064	\$506,000	02-Feb-21
7 Gum Leaf Place Craigieburn VIC 3064	\$500,000	26-Jun-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: 01 July 2021



**22 Marchmont Rise Craigieburn VIC 3064** Sold Price **\$506,000** Sold Date **02-Feb-21**

 3  1  1

Distance **0.86km**



**7 Gum Leaf Place Craigieburn VIC 3064** Sold Price <sup>RS</sup> **\$500,000** Sold Date **26-Jun-21**

 3  1  1

Distance **0.88km**

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

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