

## 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

17/11 Troward Harvey Way 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

\$480,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

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

|                                                    |           |           |
|----------------------------------------------------|-----------|-----------|
| 8/60-70 Cradle Mountain Drive Craigieburn VIC 3064 | \$460,000 | 25-Mar-21 |
| 21/1-15 Beddison Road Craigieburn VIC 3064         | \$415,000 | 05-Jul-21 |
| 2/16 Clarendon Avenue Craigieburn VIC 3064         | \$475,000 | 24-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: 28 July 2021



**8/60-70 Cradle Mountain Drive  
Craigieburn VIC 3064**

 3  2  2

Sold Price **\$460,000** Sold Date **25-Mar-21**

Distance **0.98km**



**21/1-15 Beddison Road Craigieburn  
VIC 3064**

 3  2  2

Sold Price <sup>RS</sup> **\$415,000** Sold Date **05-Jul-21**

Distance **1.22km**



**2/16 Clarendon Avenue Craigieburn  
VIC 3064**

 3  2  2

Sold Price **\$475,000** Sold Date **24-Feb-21**

Distance **1.93km**

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

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