

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

14 Hilton Street 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

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,200

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2019

to

31 Mar 2020

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

39 Kernan Court Craigieburn VIC 3064	\$480,000	11-Nov-19
26 Kernan Court Craigieburn VIC 3064	\$470,000	12-Oct-19
24 Stoneleigh Place Craigieburn VIC 3064	\$518,000	13-Jan-20

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.~~

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39 Kernan Court Craigieburn VIC 3064

 3  2  2

Sold Price

\$480,000

Sold Date

11-Nov-19

Distance

0.05km



26 Kernan Court Craigieburn VIC 3064

 3  2  2

Sold Price

\$470,000

Sold Date

12-Oct-19

Distance

0.11km



24 Stoneleigh Place Craigieburn VIC 3064

 3  2  2

Sold Price

\$518,000

Sold Date

13-Jan-20

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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