

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 Bolwarra 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,000

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2019

to

31 Jan 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

16 Bolwarra Street Craigieburn VIC 3064	\$433,000	30-Nov-19
13 Pembury Street Craigieburn VIC 3064	\$454,000	12-Oct-19
40 Peppertree Parade Craigieburn VIC 3064	\$450,000	22-Feb-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.~~

This Statement of Information was prepared on: 24 February 2020



16 Bolwarra Street Craigieburn VIC 3064

Sold Price

\$433,000

Sold Date

30-Nov-19

 3  2  1

Distance

0.01km



13 Pembury Street Craigieburn VIC 3064

Sold Price

\$454,000

Sold Date

12-Oct-19

 3  2  1

Distance

0.55km



40 Peppertree Parade Craigieburn VIC 3064

Sold Price

^{RS} **\$450,000**

Sold Date

22-Feb-20

 3  2  1

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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