

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

86B Royal Terrace 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

\$410,000

&

\$451,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

\*House

\*Unit

X

Suburb

Craigieburn

Period-from

01 Mar 2018

to

28 Feb 2019

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 six 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

13/38 Mallard Circuit Craigieburn VIC 3064	\$427,000	10-Nov-18
9B Champion Parade Craigieburn VIC 3064	\$390,000	20-Sep-18
56 Baronial Way Craigieburn VIC 3064	\$379,000	23-Nov-18

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 six months.~~

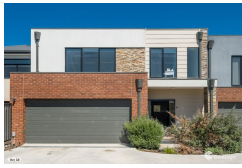
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**13/38 Mallard Circuit Craigieburn VIC 3064**

Sold Price

**\$427,000**

Sold Date

**10-Nov-18**
 4
 2
 2

Distance

**3.23km**

**9B Champion Parade Craigieburn VIC 3064**

Sold Price

**\$390,000**

Sold Date

**20-Sep-18**
 2
 1
 1

Distance

**3.31km**

**56 Baronial Way Craigieburn VIC 3064**

Sold Price

**\$379,000**

Sold Date

**23-Nov-18**
 2
 1
 1

Distance

**3.89km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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