



Gordon Garg

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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

25 Marara 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

*House

X

*Unit

Suburb

Craigieburn

Period-from

01 Jun 2018

to

31 May 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 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

17 Marara Street Craigieburn VIC 3064	\$550,000	01-Feb-19
27 Coolamon Drive Craigieburn VIC 3064	\$550,000	16-Apr-19
12 Tarlo Court Craigieburn VIC 3064	\$535,000	10-Jan-19

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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17 Marara Street Craigieburn VIC 3064

Sold Price

\$550,000

Sold Date

01-Feb-19

3 2 2

Distance

0.05km



27 Coolamon Drive Craigieburn VIC 3064

Sold Price

Sold Date

16-Apr-19

4 2 2

Distance

0.78km



12 Tarlo Court Craigieburn VIC 3064

Sold Price

\$535,000

Sold Date

10-Jan-19

3 2 2

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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