

## 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

9 Roebuck 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

\$435,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Other

Suburb

Craigieburn

Period-from

01 Nov 2018

to

31 Oct 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

9 Hartow Street Craigieburn VIC 3064	\$445,000	02-Aug-19
42 Ben Loman Circuit Craigieburn VIC 3064	\$440,000	02-Jun-19
116 Bridgewater Road Craigieburn VIC 3064	\$455,000	06-Sep-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.~~

This Statement of Information was prepared on: 12 November 2019

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Price

Date of sale

112 Golf View Drive Craigieburn VIC 3064	\$470,000	23-Oct-19
27 Honour Street Craigieburn VIC 3064	\$446,000	18-May-19
29 Mulberry Pass Craigieburn VIC 3064	\$450,000	25-Jun-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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