

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

17/8 Moresby Court 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$366,500

Property type

Unit

Suburb

Craigieburn

Period-from

01 Oct 2019

to

30 Sep 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

28 Alexander Circuit Craigieburn VIC 3064	\$415,000	12-Jul-20
23 Kirkstead Grove Craigieburn VIC 3064	\$430,000	16-May-20
5 Grattan Cove Craigieburn VIC 3064	\$380,000	31-Jul-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: 08 October 2020



28 Alexander Circuit Craigieburn VIC 3064

Sold Price

\$415,000

Sold Date

12-Jul-20

3 2 2

Distance

0.3km



23 Kirkstead Grove Craigieburn VIC 3064

Sold Price

\$430,000

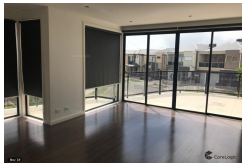
Sold Date

16-May-20

3 2 2

Distance

0.98km



5 Grattan Cove Craigieburn VIC 3064

Sold Price

\$380,000

Sold Date

31-Jul-20

3 2 2

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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