

## 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

18 Sedgefield Place 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

\$479,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Craigieburn

Period-from

01 Dec 2018

to

30 Nov 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 57 Mitford Crescent Craigieburn VIC 3064 | \$455,000 | 31-Aug-19 |
| 76 Abercarn Avenue Craigieburn VIC 3064  | \$452,000 | 07-Sep-19 |
| 20 Plumpton Avenue Craigieburn VIC 3064  | \$499,000 | 19-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: 03 December 2019



**57 Mitford Crescent Craigieburn  
VIC 3064**

3 2 2

**Sold Price \$455,000 Sold Date 31-Aug-19**

**Distance 0.26km**



**76 Abercarn Avenue Craigieburn  
VIC 3064**

3 2 2

**Sold Price \$452,000 Sold Date 07-Sep-19**

**Distance 0.47km**



**20 Plumpton Avenue Craigieburn  
VIC 3064**

3 2 2

**Sold Price \$499,000 Sold Date 19-Sep-19**

**Distance 1.3km**

RS = Recent sale

UN = Undisclosed Sale

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