

## 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 13 HOXTON CRESCENT CRAIGIEBURN

### 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 \$519,000

### Median sale price

Median price \$545,000

\*House X

\*Land

Suburb CRAIGIEBURN

Period - From SEPTEMBER to CURRENT

Source RP DATA

### Comparable property sales

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
33 Mallacoota Way Craigieburn – 1.61km	\$525,350	13/06/2018
52 Middlesborough Drive Craigieburn – 0.95km	\$541,500	17/11/2018
11 Cockatiel Circuit Craigieburn – 1.88km	\$506,000	23/08/2018

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 23<sup>rd</sup> April 2019.