

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

27/60-70 Cradle Mountain Drive 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

\$355,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

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

8/1 Hyde Park Avenue Craigieburn VIC 3064	\$355,000	16-Sep-19
38 Little Windrock Lane Craigieburn VIC 3064	\$365,000	30-Jun-19
3/61-85 Punt Street Craigieburn VIC 3064	\$369,900	29-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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8/1 Hyde Park Avenue Craigieburn VIC 3064

 2  1  1

Sold Price

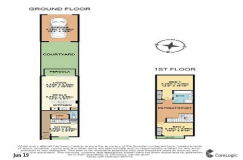
^{RS} **\$355,000**

Sold Date

16-Sep-19

Distance

0.8km



38 Little Windrock Lane Craigieburn VIC 3064

 2  1  1

Sold Price

\$365,000

Sold Date

30-Jun-19

Distance

1.69km



3/61-85 Punt Street Craigieburn VIC 3064

 2  1  1

Sold Price

^{RS} **\$369,900**

Sold Date

29-Jun-19

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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