

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

1 Kent 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

\$599,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

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

4 Abercarn Avenue Craigieburn VIC 3064	\$625,000	09-Nov-19
18 Milburn Place Craigieburn VIC 3064	\$599,000	28-Oct-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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4 Abercarn Avenue Craigieburn VIC 3064

Sold Price ^{RS} **\$625,000** Sold Date **09-Nov-19**

4 2 2

Distance **0.65km**



18 Milburn Place Craigieburn VIC 3064

Sold Price ^{RS} **\$599,000** Sold Date **28-Oct-19**

3 2 4

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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