

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

46 Precedence 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

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,000

Property type

Land

Suburb

Craigieburn

Period-from

01 Oct 2018

to

30 Sep 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

9 Boardwalk Rise Craigieburn VIC 3064	\$355,000	09-May-19
41 Scenery Drive Craigieburn VIC 3064	\$377,000	29-Apr-19
272 Marathon Boulevard Craigieburn VIC 3064	\$375,000	16-Aug-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: 01 October 2019

9 Boardwalk Rise Craigieburn VIC 3064	Sold Price	\$355,000	Sold Date	09-May-19
 4  2  -			Distance	0.8km

41 Scenery Drive Craigieburn VIC 3064	Sold Price	\$377,000	Sold Date	29-Apr-19
 -  -  -			Distance	1km



272 Marathon Boulevard Craigieburn VIC 3064	Sold Price	^{RS} \$375,000	Sold Date	16-Aug-19
 -  -  -			Distance	1.7km

RS = Recent sale **UN** = Undisclosed Sale

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