

## 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

13 Bombala Crescent 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

or range  
between

\$320,000

&

\$330,000

### 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

35 Elvire Road Craigieburn VIC 3064	\$323,000	17-Sep-19
38 Mottlecrah Circuit Craigieburn VIC 3064	\$315,000	29-Jul-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: 07 October 2019



**35 Elvire Road Craigieburn VIC 3064**

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Sold Price

<sup>RS</sup> **\$323,000** Sold Date **17-Sep-19**

Distance **0.28km**

**38 Mottlecrah Circuit Craigieburn VIC 3064**

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Sold Price

**\$315,000** Sold Date **29-Jul-19**

Distance **0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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