

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

7/48 Pearl 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

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,500

Property type

Unit

Suburb

Craigieburn

Period-from

01 Feb 2019

to

31 Jan 2020

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

18/8 Moresby Court Craigieburn VIC 3064	\$380,000	14-Aug-19
23 Honour Street Craigieburn VIC 3064	\$365,000	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: 13 February 2020

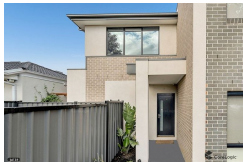


**18/8 Moresby Court Craigieburn
VIC 3064**

 3  1  2

Sold Price **\$380,000** Sold Date **14-Aug-19**

Distance **1.51km**



**23 Honour Street Craigieburn VIC
3064**

 3  1  2

Sold Price **\$365,000** Sold Date **16-Aug-19**

Distance **1.74km**

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

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