

## 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

24 Folger Road 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

\$350,000

&

\$370,000

### 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

2/9-19 Galton Circuit Craigieburn VIC 3064	\$382,000	04-Aug-18
28 Andover Lane Craigieburn VIC 3064	\$360,000	08-Aug-18
38 Little Windrock Lane Craigieburn VIC 3064	\$365,000	30-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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**2/9-19 Galton Circuit Craigieburn VIC 3064**

 2  1  1

Sold Price **\$382,000** Sold Date **04-Aug-18**

Distance **0.32km**

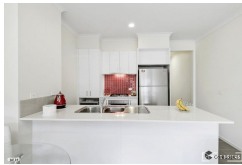


**28 Andover Lane Craigieburn VIC 3064**

 2  1  1

Sold Price **\$360,000** Sold Date **08-Aug-18**

Distance **0.63km**



**38 Little Windrock Lane Craigieburn VIC 3064**

 2  1  2

Sold Price **\$365,000** Sold Date **30-Jun-19**

Distance **0.81km**

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

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