



Gordon Garg

M 0433897397

E gordon@urevic.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Nesting Vista 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

\$489,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

*House

X

*Unit

Suburb

Craigieburn

Period-from

01 Sep 2018

to

31 Aug 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

5 Acmena Place Craigieburn VIC 3064	\$489,900	11-Apr-19
40 Featherwood Crescent Craigieburn VIC 3064	\$489,900	24-Apr-19
32 Featherwood Crescent Craigieburn VIC 3064	\$489,900	11-Apr-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: 09 September 2019

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5 Acmena Place Craigieburn VIC 3064

3 2 2

Sold Price

\$489,900

Sold Date

11-Apr-19

Distance

0.24km



**40 Featherwood Crescent
Craigieburn VIC 3064**

3 2 2

Sold Price

Sold Date

24-Apr-19

Distance

0.27km



**32 Featherwood Crescent
Craigieburn VIC 3064**

3 2 2

Sold Price

Sold Date

11-Apr-19

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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