

# 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 8/4 DELANY LANE CRAIGIEBURN

### 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 \$390,000 & \$425,000

### Median sale price

Median price \$380,000 Property type UNIT Suburb CRAIGIEBURN

Period - From JUNE 2019 to CURRENT Source CORELOGIC RP DATA

### 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 six 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
84A Newbury Boulevard Craigieburn – 0.77km	\$405,000	24/08/2019
3 Navy Crescent Crescent Craigieburn– 0.63km	\$425,000	21/03/2019
33 Kirkstead Grove Craigieburn – 0.46km	\$392,000	04/05/2019

This Statement of Information was prepared on: 17/09/2019