

## 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 Somersby 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

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Craigieburn

Period-from

01 Dec 2018

to

30 Nov 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 Willandra Avenue Craigieburn VIC 3064 | \$480,000 | 25-Nov-19 |
| 3 Goulburn Way Craigieburn VIC 3064     | \$482,000 | 23-Nov-19 |
| 4 Kirkstead Grove Craigieburn VIC 3064  | \$485,000 | 17-Sep-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: 02 December 2019



**5 Willandra Avenue Craigieburn VIC 3064**

Sold Price

**\$480,000**

Sold Date

**25-Nov-19**

3 2 1

Distance

**0.31km**



**3 Goulburn Way Craigieburn VIC 3064**

Sold Price

**\$482,000**

Sold Date

**23-Nov-19**

3 2 1

Distance

**1.15km**



**4 Kirkstead Grove Craigieburn VIC 3064**

Sold Price

**\$485,000**

Sold Date

**17-Sep-19**

3 2 1

Distance

**1.15km**

RS = Recent sale

UN = Undisclosed Sale

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