

# STATEMENT OF INFORMATION

173A HOTHLYN DRIVE, CRAIGIEBURN, VIC 3064

PREPARED BY BOUTIQUE ESTATE AGENTS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**173A HOTHLYN DRIVE, CRAIGIEBURN, VIC**  4  2  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$400,000 to \$429,000**

## MEDIAN SALE PRICE



### CRAIGIEBURN, VIC, 3064

Suburb Median Sale Price (Unit)

**\$339,500**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**10 TIGRIS CRT, ROXBURGH PARK, VIC 3064**

 4  2  1

Sale Price

**\$480,000**

Sale Date: 10/08/2017

Distance from Property: 547m



**15 BRECON NOOK, CRAIGIEBURN, VIC 3064**

 4  2  1

Sale Price

**\*\$395,000**

Sale Date: 15/07/2017

Distance from Property: 399m



**26 FLOWERDALE CRES, ROXBURGH PARK, VIC**

 3  2  2

Sale Price

**\*\$520,000**

Sale Date: 22/10/2017

Distance from Property: 569m



This report has been compiled on 31/10/2017 by Boutique Estate Agents. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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### 33 SANDOVER DR, ROXBURGH PARK, VIC

3 2 1

Sale Price

**\*\$510,000**

Sale Date: 07/10/2017

Distance from Property: 631m



### 125 BRIDGEWATER RD, CRAIGIEBURN, VIC

3 2 1

Sale Price

**\*\$360,000**

Sale Date: 02/10/2017

Distance from Property: 98m



### 5 MCKEOWN CRES, ROXBURGH PARK, VIC

3 2 3

Sale Price

**\$400,000**

Sale Date: 14/08/2017

Distance from Property: 437m



### 12 SURREY CRT, CRAIGIEBURN, VIC 3064

3 2 2

Sale Price

**\*\$716,000**

Sale Date: 08/08/2017

Distance from Property: 509m



### 4 EDGEWOOD RD, ROXBURGH PARK, VIC 3064

3 2 2

Sale Price

**\*\$340,500**

Sale Date: 29/07/2017

Distance from Property: 397m





**48 YARCOMBE CRES, CRAIGIEBURN, VIC 3064**



3



2



1

### Sale Price

**\$435,000**

Sale Date: 27/07/2017

Distance from Property: 315m



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

173A HOTHLYN DRIVE, CRAIGIEBURN, VIC 3064

Indicative selling price

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Price Range:

\$400,000 to \$429,000

Median sale price

Median price

\$339,500

House

Unit

X


Suburb

CRAIGIEBURN

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
10 TIGRIS CRT, ROXBURGH PARK, VIC 3064	\$480,000	10/08/2017
15 BRECON NOOK, CRAIGIEBURN, VIC 3064	*\$395,000	15/07/2017
26 FLOWERDALE CRES, ROXBURGH PARK, VIC 3064	*\$520,000	22/10/2017
33 SANDOVER DR, ROXBURGH PARK, VIC 3064	*\$510,000	07/10/2017

125 BRIDGEWATER RD, CRAIGIEBURN, VIC 3064	*\$360,000	02/10/2017
5 MCKEOWN CRES, ROXBURGH PARK, VIC 3064	\$400,000	14/08/2017
12 SURREY CRT, CRAIGIEBURN, VIC 3064	*\$716,000	08/08/2017
4 EDGEWOOD RD, ROXBURGH PARK, VIC 3064	*\$340,500	29/07/2017
48 YARCOMBE CRES, CRAIGIEBURN, VIC 3064	\$435,000	27/07/2017