

# 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







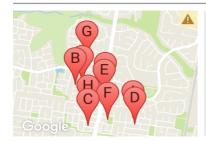
**Indicative Selling Price** 

For the meaning of this price see consumer.vic.au/underquoting

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: **pricefinder** 

# **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







Sale Price

\$480,000

Sale Date: 10/08/2017

Distance from Property: 547m













\*\$395,000

Sale Date: 15/07/2017

Distance from Property: 399m





26 FLOWERDALE CRES, ROXBURGH PARK, VIC 🕮 3 🕒 2







**Sale Price** 

\*\$520,000

Sale Date: 22/10/2017

Distance from Property: 569m







# 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







Sale Price

\*\$360,000

Sale Date: 02/10/2017







5 MCKEOWN CRES, ROXBURGH PARK, VIC







Sale Price

\$400,000

Sale Date: 14/08/2017

Distance from Property: 437m





12 SURREY CRT, CRAIGIEBURN, VIC 3064









**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

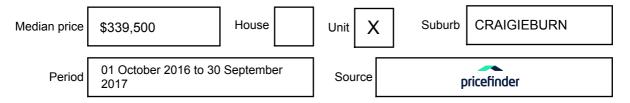
Address Including suburb and postcode	173A HOTHLYN DRIVE, CRAIGIEBURN, VIC 3064
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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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

# Median sale price



## 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