

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 Meadowbank Lane 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

or range
between

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$368,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jun 2019

to

31 May 2020

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

7/4 Delany Lane Craigieburn VIC 3064	\$420,000	01-Apr-20
3/2 Brunswick Crescent Craigieburn VIC 3064	\$410,000	09-Jun-20
846 Aitken Boulevard Craigieburn VIC 3064	\$450,000	22-Feb-20

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: 18 June 2020

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**7/4 Delany Lane Craigieburn VIC 3064**

Sold Price

\$420,000

Sold Date

01-Apr-20

3 2 2

Distance

3.24km**3/2 Brunswick Crescent Craigieburn VIC 3064**

Sold Price

\$410,000

Sold Date

09-Jun-20

3 2 1

Distance

1.79km**846 Aitken Boulevard Craigieburn VIC 3064**

Sold Price

\$450,000

Sold Date

22-Feb-20

3 2 2

Distance

2.73km

RS = Recent sale

UN = Undisclosed Sale

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