

## 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

9 Meadowbank Lane 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

\$410,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Craigieburn

Period-from

01 Nov 2019

to

31 Oct 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 Meadowbank Lane Craigieburn VIC 3064	\$425,000	11-Jul-20
32 Mission Hills Way Craigieburn VIC 3064	\$436,000	24-Oct-20
60 Daymar Circuit Craigieburn VIC 3064	\$425,000	21-Oct-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: 04 November 2020

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**7 Meadowbank Lane Craigieburn  
VIC 3064**

3 2 2

Sold Price **\$425,000** Sold Date **11-Jul-20**

Distance **0.01km**



**32 Mission Hills Way Craigieburn  
VIC 3064**

3 2 2

Sold Price <sup>RS</sup> **\$436,000** Sold Date **24-Oct-20**

Distance **0.84km**



**60 Daymar Circuit Craigieburn VIC  
3064**

3 2 2

Sold Price <sup>RS</sup> **\$425,000** Sold Date **21-Oct-20**

Distance **2.95km**

RS = Recent sale      UN = Undisclosed Sale

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