

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

Lignum Street 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,000

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2019

to

31 Mar 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

5 Merrica Court Craigieburn VIC 3064	\$629,786	29-Feb-20
596 Grand Boulevard Craigieburn VIC 3064	\$632,000	08-Dec-19
3 Delaware Road Craigieburn VIC 3064	\$609,900	13-Nov-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: 20 April 2020



5 Merrica Court Craigieburn VIC 3064

4 2 1

Sold Price

\$629,786

Sold Date **29-Feb-20**

Distance **0.93km**



596 Grand Boulevard Craigieburn VIC 3064

4 2 -

Sold Price

\$632,000

Sold Date **08-Dec-19**

Distance **0.31km**



3 Delaware Road Craigieburn VIC 3064

4 2 2

Sold Price

\$609,900

Sold Date **13-Nov-19**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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