

## 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

14/8 Moresby Court 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

\$385,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$393,000

\*House

\*Unit

X

Suburb

Craigieburn

Period-from

01 Jun 2018

to

31 May 2019

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

2 Brunswick Crescent Craigieburn VIC 3064	\$425,000	02-Apr-19
40 Grattan Cove Craigieburn VIC 3064	\$392,000	26-Feb-19
27 Honour Street Craigieburn VIC 3064	\$446,000	18-May-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.~~

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**2 Brunswick Crescent Craigieburn VIC 3064**

3 2 2

Sold Price

**\$425,000**

Sold Date

**02-Apr-19**

Distance

**1.06km**



**40 Grattan Cove Craigieburn VIC 3064**

3 2 1

Sold Price

**\$392,000**

Sold Date

**26-Feb-19**

Distance

**0.96km**



**27 Honour Street Craigieburn VIC 3064**

3 2 2

Sold Price

<sup>RS</sup> **\$446,000**

Sold Date

**18-May-19**

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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