

## 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

85 Gateshead Street 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

\$535,000

&

\$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Craigieburn

Period-from

01 Sep 2018

to

31 Aug 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

6 Nesting Vista Craigieburn VIC 3064	\$575,000	18-Sep-19
360 Highlander Drive Craigieburn VIC 3064	\$594,900	04-Jul-19
147 Newbury Boulevard Craigieburn VIC 3064	\$557,500	16-Aug-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: 30 September 2019

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## 6 Nesting Vista Craigieburn VIC 3064

4 2 2

Sold Price

RS

**\$575,000**

Sold Date

**18-Sep-19**

Distance

**0.65km**



## 360 Highlander Drive Craigieburn VIC 3064

4 2 2

Sold Price

**\$594,900**

Sold Date

**04-Jul-19**

Distance

**0.71km**



## 147 Newbury Boulevard Craigieburn VIC 3064

4 2 2

Sold Price

RS

**\$557,500**

Sold Date

**16-Aug-19**

Distance

**0.87km**

RS = Recent sale

UN = Undisclosed Sale

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