

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

7/4 Delany Lane, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000

&

\$420,000

Median sale price

Median price \$380,000

Property Type Unit

Suburb Craigieburn

Period - From 02/03/2019

to

01/03/2020

Source REIV

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 six 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
1	35 Kirkstead Gr CRAIGIEBURN 3064	\$430,000	12/10/2019
2	8/4 Delany La CRAIGIEBURN 3064	\$416,000	28/09/2019
3	1/254 Waterview Blvd CRAIGIEBURN 3064	\$407,500	08/02/2020

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 six months.~~

This Statement of Information was prepared on:

02/03/2020 15:09



3
 2
 2

Property Type:

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

02/03/2019 - 01/03/2020: \$380,000

Comparable Properties



35 Kirkstead Gr CRAIGIEBURN 3064 (REI)

Agent Comments

3
 2
 2

Price: \$430,000

Method: Auction Sale

Date: 12/10/2019

Rooms: 4

Property Type: Townhouse (Res)

8/4 Delany La CRAIGIEBURN 3064 (REI)

Agent Comments

3
 2
 2

Price: \$416,000

Method: Private Sale

Date: 28/09/2019

Property Type: Townhouse (Res)



1/254 Waterview Blvd CRAIGIEBURN 3064 (REI)

Agent Comments

3
 2
 2

Price: \$407,500

Method: Auction Sale

Date: 08/02/2020

Rooms: 4

Property Type: Townhouse (Res)