

## 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

26 Field 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

\$569,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Craigieburn

Period-from

01 Nov 2018

to

31 Oct 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

|  |           |           |
|--|-----------|-----------|
| 85 Banbury Crescent Craigieburn VIC 3064 | \$505,000 | 10-Jul-19 |
| 76 Medway Road Craigieburn VIC 3064      | \$500,000 | 03-Sep-19 |
| 20 Plumpton Avenue Craigieburn VIC 3064  | \$499,000 | 19-Sep-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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**85 Banbury Crescent Craigieburn  
VIC 3064**

3 2 2

Sold Price **\$505,000** Sold Date **10-Jul-19**

Distance **1.57km**



**76 Medway Road Craigieburn VIC  
3064**

3 2 2

Sold Price <sup>RS</sup> **\$500,000** <sup>UN</sup> Sold Date **03-Sep-19**

Distance **0.79km**



**20 Plumpton Avenue Craigieburn  
VIC 3064**

3 2 2

Sold Price **\$499,000** Sold Date **19-Sep-19**

Distance **0.29km**

RS = Recent sale      UN = Undisclosed Sale

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