

## 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

4 Padstowe Court 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2020

to

31 Mar 2021

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

10 Benston Street Craigieburn VIC 3064	\$670,000	18-Nov-20
13 Bonney Place Roxburgh Park VIC 3064	\$653,500	17-Apr-21

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: 24 April 2021



**10 Benston Street Craigieburn VIC 3064**

Sold Price

**\$670,000**

Sold Date

**18-Nov-20**

 3  2  4

Distance

**1.23km**



**13 Bonney Place Roxburgh Park VIC 3064**

Sold Price

<sup>RS</sup> **\$653,500**

Sold Date

**17-Apr-21**

 4  2  2

Distance

**1.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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