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	14/11 Troward Harvey Way 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	$330,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$370,000	Property type	Unit	Suburb	Craigieburn
Period-from	01 Jul 2019	to	30 Jun 2020	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
18/29 Ardsley Circuit Craigieburn VIC 3064	$370,000	30-Apr-20
4/29 Ardsley Circuit Craigieburn VIC 3064	$320,000	08-Jul-20
38/1-15 Beddison Road Craigieburn VIC 3064	$355,000	08-May-20

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: 22 July 2020

BRAD TEAL
CONSIDER IT DONE
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18/29 Ardsley Circuit Craigieburn VIC 3064

2 1 1

Sold Price **$370,000** Sold Date **30-Apr-20**

Distance **0.27km**

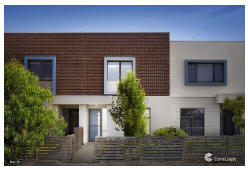


4/29 Ardsley Circuit Craigieburn VIC 3064

2 1 1

Sold Price RS **$320,000** Sold Date **08-Jul-20**

Distance **0.27km**



38/1-15 Beddison Road Craigieburn VIC 3064

2 1 1

Sold Price **$355,000** Sold Date **08-May-20**

Distance **1.12km**

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

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