

## 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

20 Tarlo 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2020

to

30 Sep 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

3 Rockwall Drive Craigieburn VIC 3064	\$576,000	25-Sep-21
32 Ebony Circuit Craigieburn VIC 3064	\$586,000	23-Sep-21
24 Ardour Grove Craigieburn VIC 3064	\$555,000	28-Aug-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: 26 October 2021


**3 Rockwall Drive Craigieburn VIC 3064**
 3  2  2

Sold Price

<sup>RS</sup>
**\$576,000**

Sold Date

**25-Sep-21**

Distance

**1.62km**

**32 Ebony Circuit Craigieburn VIC 3064**
 3  2  1

Sold Price

<sup>RS</sup>
**\$586,000**

Sold Date

**23-Sep-21**

Distance

**1.74km**

**24 Ardour Grove Craigieburn VIC 3064**
 3  2  1

Sold Price

**\$555,000**

Sold Date

**28-Aug-21**

Distance

**3.4km**

RS = Recent sale

UN = Undisclosed Sale

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