

## 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

207/4 Highlander Drive 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

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Feb 2021

to

31 Jan 2022

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

116/4 Highlander Drive Craigieburn VIC 3064	\$369,900	20-Nov-20
114/4 Highlander Drive Craigieburn VIC 3064	\$369,900	03-Sep-20
111/4 Highlander Drive Craigieburn VIC 3064	\$389,900	09-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: 04 February 2022


**116/4 Highlander Drive Craigieburn  
VIC 3064**
 2   
  1   
  1

Sold Price

**\$369,900**

 Sold Date **20-Nov-20**

Distance -


**114/4 Highlander Drive Craigieburn  
VIC 3064**
 2   
  1   
  1

Sold Price

 Sold Date **03-Sep-20**

Distance -


**111/4 Highlander Drive Craigieburn  
VIC 3064**
 2   
  1   
  1

Sold Price

**\$389,900**

 Sold Date **09-Apr-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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