

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

2 Martha Court 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,900

Property type

House

Suburb

Craigieburn

Period-from

01 Sep 2020

to

31 Aug 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

13 Wattleglen Street Craigieburn VIC 3064	\$540,000	27-Sep-21
50 Dianne Avenue Craigieburn VIC 3064	\$619,000	10-Jul-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: 30 September 2021


**13 Wattleglen Street Craigieburn
VIC 3064**
 3  1  1

Sold Price

\$540,000^{UN}

Sold Date

27-Sep-21

Distance

0.73km

**50 Dianne Avenue Craigieburn VIC
3064**
 3  2  2

Sold Price

\$619,000

Sold Date

10-Jul-21

Distance

0.79km
RS = Recent sale

UN = Undisclosed Sale

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