

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 Angeline 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$393,000

*House

*Unit

X

Suburb

Craigieburn

Period-from

01 Jun 2018

to

31 May 2019

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

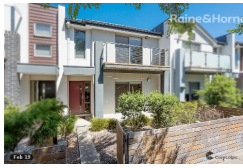
163 Central Park Avenue Craigieburn VIC 3064	\$415,000	24-May-19
27 Honour Street Craigieburn VIC 3064	\$446,000	18-May-19
31 Honour Street Craigieburn VIC 3064	\$409,000	26-Mar-19

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.~~

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**163 Central Park Avenue
Craigieburn VIC 3064**

3 2 2

Sold Price

^{RS}

\$415,000

Sold Date

24-May-19

Distance

0.03km



**27 Honour Street Craigieburn VIC
3064**

3 2 2

Sold Price

^{RS}

\$446,000

Sold Date

18-May-19

Distance

0.88km



**31 Honour Street Craigieburn VIC
3064**

3 2 2

Sold Price

\$409,000

Sold Date

26-Mar-19

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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