

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

3 Honour Street 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2019

to

31 Jul 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

8 Calm Avenue Craigieburn VIC 3064	\$530,000	08-May-20
13 Millau Avenue Craigieburn VIC 3064	\$550,000	09-Mar-20
13 Holman Avenue Craigieburn VIC 3064	\$535,000	28-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: 11 August 2020



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8 Calm Avenue Craigieburn VIC 3064

3 2 2

Sold Price

\$530,000

Sold Date **08-May-20**

Distance

0.53km



13 Millau Avenue Craigieburn VIC 3064

3 2 2

Sold Price

\$550,000

Sold Date **09-Mar-20**

Distance

1.05km



13 Holman Avenue Craigieburn VIC 3064

3 2 2

Sold Price

\$535,000

Sold Date **28-May-20**

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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