

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

2/16 CLARENDON AVENUE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Mar 2021

to

28 Feb 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

7/2 MARATHON BOULEVARD CRAIGIEBURN VIC 3064	\$490,000	02-Nov-21
11 NAUTICAL CRESCENT CRAIGIEBURN VIC 3064	\$520,000	16-Nov-21
50 DAYMAR CIRCUIT CRAIGIEBURN VIC 3064	\$490,000	07-Dec-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: 24 March 2022


**7/2 MARATHON BOULEVARD
CRAIGIEBURN VIC 3064**
 3  2  2

Sold Price **\$490,000** Sold Date **02-Nov-21**

Distance **0.18km**

**11 NAUTICAL CRESCENT
CRAIGIEBURN VIC 3064**
 3  2  2

Sold Price **\$520,000** Sold Date **16-Nov-21**

Distance **0.57km**

**50 DAYMAR CIRCUIT
CRAIGIEBURN VIC 3064**
 3  2  2

Sold Price **\$490,000** Sold Date **07-Dec-21**

Distance **0.71km**
RS = Recent sale

UN = Undisclosed Sale

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