

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

17 Anzacs 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jan 2021

to

31 Dec 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

9 Anzacs Way Craigieburn VIC 3064	\$535,000	06-Dec-21
7 Allington Lane Craigieburn VIC 3064	\$475,000	18-Oct-21
21 Leveque Loop Craigieburn VIC 3064	\$565,000	11-Oct-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: 13 January 2022



Gladstone Park

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9 Anzacs Way Craigieburn VIC 3064

3 2 1

Sold Price

^{RS}

\$535,000

Sold Date

06-Dec-21

Distance

0.04km



7 Allington Lane Craigieburn VIC 3064

3 2 1

Sold Price

\$475,000

Sold Date

18-Oct-21

Distance

1.04km



21 Leveque Loop Craigieburn VIC 3064

3 2 1

Sold Price

\$565,000

Sold Date

11-Oct-21

Distance

1.45km



123 Marathon Boulevard Craigieburn VIC 3064

3 2 1

Sold Price

\$470,000

Sold Date

13-Oct-21

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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