

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

35 Peninsula Crescent 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

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,900

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2020

to

31 May 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

1 Progression Road Craigieburn VIC 3064	\$645,000	03-Jun-21
28 Highlander Drive Craigieburn VIC 3064	\$682,000	22-Jan-20
19 Millau Avenue Craigieburn VIC 3064	\$695,000	27-Mar-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: 19 June 2021



1 Progression Road Craigieburn VIC 3064

Sold Price

^{RS}

\$645,000

Sold Date

03-Jun-21



4



2



2

Distance

0.19km



28 Highlander Drive Craigieburn VIC 3064

Sold Price

\$682,000

Sold Date

22-Jan-20



4



2



2

Distance

0.27km



19 Millau Avenue Craigieburn VIC 3064

Sold Price

\$695,000

Sold Date

27-Mar-21



4



2



2

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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