

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

27 Juscelina Drive 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

\$329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$328,500

Property type

Land

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

24 Coronado Avenue Craigieburn VIC 3064	\$340,000	26-Feb-20
18 Coronado Avenue Craigieburn VIC 3064	\$345,000	24-Mar-20
LOT 3026 Distinction Avenue Craigieburn VIC 3064	\$323,000	29-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: 10 August 2020



**24 Coronado Avenue Craigieburn
VIC 3064**

 4  2  2

Sold Price **\$340,000** Sold Date **26-Feb-20**

Distance **0.33km**

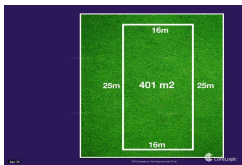


**18 Coronado Avenue Craigieburn
VIC 3064**

 -  -  2

Sold Price **\$345,000** Sold Date **24-Mar-20**

Distance **0.35km**



**LOT 3026 Distinction Avenue
Craigieburn VIC 3064**

 3  2  2

Sold Price ^{RS} **\$323,000** ^{UN} Sold Date **29-May-20**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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