

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 METROPOLITAN 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

House

Suburb

Craigieburn

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

29 BEACON HILLS CRESCENT CRAIGIEBURN VIC 3064	\$620,000	23-Jun-21
51 MEDWAY ROAD CRAIGIEBURN VIC 3064	\$610,000	22-Jul-21
51 CIMBERWOOD DRIVE CRAIGIEBURN VIC 3064	\$650,000	26-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**29 BEACON HILLS CRESCENT
CRAIGIEBURN VIC 3064**

 3  2  3

Sold Price **\$620,000** Sold Date **23-Jun-21**

Distance **0.34km**

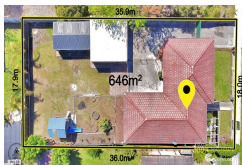


**51 MEDWAY ROAD CRAIGIEBURN
VIC 3064**

 3  1  2

Sold Price **\$610,000** Sold Date **22-Jul-21**

Distance **0.33km**



**51 CIMBERWOOD DRIVE
CRAIGIEBURN VIC 3064**

 3  1  2

Sold Price ^{RS} **\$650,000** Sold Date **26-Nov-21**

Distance **0.31km**

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

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