

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

8 Mitford 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

or range
between

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

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 Northleigh Avenue Craigieburn VIC 3064	\$641,000	23-Sep-21
33 Alma Street Craigieburn VIC 3064	\$630,000	30-Sep-21
6 Kingston Heath Court Craigieburn VIC 3064	\$617,250	29-Sep-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: 27 January 2022


9 Northleigh Avenue Craigieburn VIC 3064

Sold Price

\$641,000

Sold Date

23-Sep-21
 3  2  2

Distance

0.66km

33 Alma Street Craigieburn VIC 3064

Sold Price

\$630,000

Sold Date

30-Sep-21
 3  -  2

Distance

1.33km

6 Kingston Heath Court Craigieburn VIC 3064

Sold Price

\$617,250

Sold Date

29-Sep-21
 3  2  4

Distance

1.88km
RS = Recent sale

UN = Undisclosed Sale

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