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	2/18 AMSTEL STREET 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	$469,000	&	$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$431,000	Property type	Unit	Suburb	Craigieburn
Period-from	01 Sep 2022	to	31 Aug 2023	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
1/1 NEWLYN DRIVE CRAIGIEBURN VIC 3064	$475,000	01-Sep-23
14/6 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064	$475,000	09-Jun-23

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: 06 September 2023

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1/1 NEWLYN DRIVE CRAIGIEBURN VIC 3064

3 1 1

Sold Price RS **$475,000** Sold Date **01-Sep-23**

Distance **1.69km**

14/6 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064

3 2 2

Sold Price Sold Date **09-Jun-23**

Distance **2.23km**

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

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