

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

10 Centennial Park Drive, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

Median sale price

Median price \$605,000

Property Type House

Suburb Craigieburn

Period - From 01/01/2021

to 31/03/2021

Source REIV

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 six 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	314 Waterview Blvd CRAIGIEBURN 3064	\$668,100	06/03/2021
2	65 Mareeba Way CRAIGIEBURN 3064	\$640,500	24/04/2021
3	21 Botanic Rise CRAIGIEBURN 3064	\$601,000	27/03/2021

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 six months.~~

This Statement of Information was prepared on:

19/05/2021 22:19

Adriano Persichetti

03 9633 7111

0402 055 437

adriano@myagentre.com.au

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

March quarter 2021: \$605,000



Property Type: House

Agent Comments

Comparable Properties



314 Waterview Blvd CRAIGIEBURN 3064 (REI) Agent Comments



Price: \$668,100

Method: Auction Sale

Date: 06/03/2021

Property Type: House (Res)

Land Size: 512 sqm approx

65 Mareeba Way CRAIGIEBURN 3064 (REI) Agent Comments



Price: \$640,500

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 528 sqm approx

21 Botanic Rise CRAIGIEBURN 3064 (REI/VG) Agent Comments



Price: \$601,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 523 sqm approx