

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

1 Northern 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2019

to

31 May 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

1B London Court Craigieburn VIC 3064	\$580,000	20-Jan-20
42 Canisby Way Craigieburn VIC 3064	\$640,000	24-Aug-19
52 Hyde Park Avenue Craigieburn VIC 3064	\$610,000	25-Oct-19

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.~~

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1B London Court Craigieburn VIC 3064

Sold Price

\$580,000

Sold Date

20-Jan-20



5



2



2

Distance

1.3km



42 Canisby Way Craigieburn VIC 3064

Sold Price

\$640,000

Sold Date

24-Aug-19



5



2



2

Distance

1.61km



52 Hyde Park Avenue Craigieburn VIC 3064

Sold Price

\$610,000

Sold Date

25-Oct-19



4



2



2

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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