

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

3 Brickwood Circuit 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2018

to

30 Sep 2019

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 Huntingfield Street Craigieburn VIC 3064	\$500,000	16-Sep-19
12 Eminence Way Craigieburn VIC 3064	\$543,500	31-Aug-19
81 Serenity Way Craigieburn VIC 3064	\$550,000	10-Apr-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.~~

This Statement of Information was prepared on: 10 October 2019



YPA CRAIGIEBURN

P 93057877

M 93057877

E craigieburn@ypa.com.au



9 Huntingfield Street Craigieburn VIC 3064

4 2 1

Sold Price

^{RS}

\$500,000

Sold Date

16-Sep-19

Distance

0.36km



12 Eminence Way Craigieburn VIC 3064

4 2 2

Sold Price

^{RS}

\$543,500

Sold Date

31-Aug-19

Distance

0.68km



81 Serenity Way Craigieburn VIC 3064

4 2 2

Sold Price

\$550,000

Sold Date

10-Apr-19

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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