

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

58 Ardsley Circuit, Craigieburn Vic 3064

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$625,000 Property Type House Suburb Craigieburn

Period - From 01/04/2021 to 30/06/2021 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	7 Millstream Pass CRAIGIEBURN 3064	\$506,000	08/05/2021
2	6 Scarborough Tce CRAIGIEBURN 3064	\$500,000	22/05/2021
3	5 Yass La CRAIGIEBURN 3064	\$482,000	26/06/2021

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:

02/09/2021 16:36



3 2 1

Property Type: House

Land Size: 313 sqm approx

Agent Comments

Comparable Properties

7 Millstream Pass CRAIGIEBURN 3064 (REI/VG)

Agent Comments

3 2 1

Price: \$506,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 320 sqm approx



6 Scarborough Tce CRAIGIEBURN 3064 (REI/VG)

Agent Comments

2 1 2

Price: \$500,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 362 sqm approx



5 Yass La CRAIGIEBURN 3064 (REI/VG)

Agent Comments

3 1 1

Price: \$482,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 350 sqm approx