

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

15 Parkhaven 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2021

to

31 Jan 2022

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

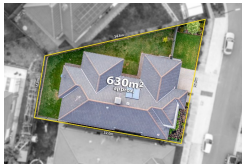
Date of sale

10 Viewside Crescent Craigieburn VIC 3064	\$822,500	22-Nov-21
75 Thoresby Circuit Craigieburn VIC 3064	\$890,000	31-Jan-22
9 Greenham Avenue Craigieburn VIC 3064	\$715,000	18-Jan-22

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: 22 February 2022



10 Viewside Crescent Craigieburn VIC 3064

 4
  2
  2

Sold Price

\$822,500

Sold Date

22-Nov-21

Distance

0.16km


75 Thoresby Circuit Craigieburn VIC 3064

 3
  2
  2

Sold Price

^{RS} **\$890,000**

Sold Date

31-Jan-22

Distance

0.38km


9 Greenham Avenue Craigieburn VIC 3064

 4
  2
  2

Sold Price

^{RS} **\$715,000**

Sold Date

18-Jan-22

Distance

0.49km
RS = Recent sale

UN = Undisclosed Sale

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