

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

34 ALEXANDER 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

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Apr 2021

to

31 Mar 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

3 ANGELINE WAY CRAIGIEBURN VIC 3064	\$405,000	08-Dec-21
58 CASCADE TERRACE CRAIGIEBURN VIC 3064	\$400,000	25-Nov-21
44 CHAMPION PARADE CRAIGIEBURN VIC 3064	\$400,000	09-Nov-21

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: 01 April 2022


**3 ANGELINE WAY CRAIGIEBURN
VIC 3064**
 3  1  1

Sold Price

\$405,000

Sold Date

08-Dec-21

Distance

-


**58 CASCADE TERRACE
CRAIGIEBURN VIC 3064**
 2  1  1

Sold Price

\$400,000

Sold Date

25-Nov-21

Distance

0.09km

**44 CHAMPION PARADE
CRAIGIEBURN VIC 3064**
 2  1  1

Sold Price

Sold Date

09-Nov-21

Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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