

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

7A AMSTEL 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

or range
between

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$428,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Sep 2023

to

31 Aug 2024

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

8A MARTHA COURT CRAIGIEBURN VIC 3064

\$480,000

06-Jun-24

1/12 ROSANNA COURT CRAIGIEBURN VIC 3064

\$450,000

03-Aug-24

11A PRINCETOWN AVENUE CRAIGIEBURN VIC 3064

\$460,000

25-Mar-24

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: 30 September 2024

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8A MARTHA COURT CRAIGIEBURN VIC 3064

 3  1  -

Sold Price

\$480,000

Sold Date

06-Jun-24

Distance

0.37km



1/12 ROSANNA COURT CRAIGIEBURN VIC 3064

 3  1  1

Sold Price

\$450,000

Sold Date

03-Aug-24

Distance

0.68km



11A PRINCETOWN AVENUE CRAIGIEBURN VIC 3064

 3  1  3

Sold Price

\$460,000

Sold Date

25-Mar-24

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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