

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

8/1 Brunswick Crescent 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 May 2019

to

30 Apr 2020

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

3/41 Furlong Street Craigieburn VIC 3064	\$370,000	23-Mar-20
8/61-85 Punt Street Craigieburn VIC 3064	\$379,900	16-Jan-20
1/254-258 Waterview Boulevard Craigieburn VIC 3064	\$407,500	08-Feb-20

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: 23 May 2020



3/41 Furlong Street Craigieburn VIC 3064

Sold Price

\$370,000

Sold Date **23-Mar-20**



2



1



1

Distance

0.23km



8/61-85 Punt Street Craigieburn VIC 3064

Sold Price

\$379,900

Sold Date **16-Jan-20**



2



2



1

Distance

0.43km



**1/254-258 Waterview Boulevard
Craigieburn VIC 3064**

Sold Price

\$407,500

Sold Date **08-Feb-20**



3



2



2

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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