

## 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

3 Bradshaw Avenue Craigieburn VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jan 2021

to

31 Dec 2021

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

95 Bluebell Drive Craigieburn VIC 3064	\$673,000	07-Jan-22
81 Bluebell Drive Craigieburn VIC 3064	\$630,000	19-Dec-21
12 Kensley Circuit Craigieburn VIC 3064	\$665,000	19-Dec-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.

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Kelvin Singh  
P 03 8390 7844  
M 0433 801 097  
E kelvin.singh@carolinesprings.rh.com.au



95 Bluebell Drive Craigieburn VIC 3064

Sold Price

<sup>RS</sup> \$673,000 Sold Date 07-Jan-22

4 2 2

Distance 0.69km



81 Bluebell Drive Craigieburn VIC 3064

Sold Price

<sup>RS</sup> \$630,000 Sold Date 19-Dec-21

4 2 2

Distance 0.72km



12 Kensley Circuit Craigieburn VIC 3064

Sold Price

<sup>RS</sup> \$665,000 Sold Date 19-Dec-21

4 2 2

Distance 1.18km



9 Greenham Avenue Craigieburn VIC 3064

Sold Price

<sup>RS</sup> \$715,000 Sold Date 18-Jan-22

4 2 2

Distance 0.72km

RS = Recent sale UN = Undisclosed Sale

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