

## 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

20 Goulburn Way 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

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$574,900

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2020

to

30 Jun 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

2 Toongabbie Place Craigieburn VIC 3064	\$580,000	13-Mar-21
7 Brookside Court Craigieburn VIC 3064	\$565,000	28-May-21
39 Mareeba Way Craigieburn VIC 3064	\$570,000	17-Apr-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 July 2021


**2 Toongabbie Place Craigieburn VIC 3064**

 3
  2
  2

Sold Price

**\$580,000**

Sold Date

**13-Mar-21**

Distance

**0.19km**

**7 Brookside Court Craigieburn VIC 3064**

 3
  2
  2

Sold Price

<sup>RS</sup> **\$565,000**

Sold Date

**28-May-21**

Distance

**0.92km**

**39 Mareeba Way Craigieburn VIC 3064**

 3
  2
  2

Sold Price

**\$570,000**

Sold Date

**17-Apr-21**

Distance

**1.68km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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