

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

7 Honour 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Craigieburn

Period-from

01 Dec 2019

to

30 Nov 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 Honour Street Craigieburn VIC 3064	\$522,500	13-Oct-20
13 Doughty Road Craigieburn VIC 3064	\$535,000	19-Nov-20
35 Bellfield Drive Craigieburn VIC 3064	\$560,000	01-Oct-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: 15 December 2020


3 Honour Street Craigieburn VIC 3064
 3  2  2

Sold Price

\$522,500

Sold Date

13-Oct-20

Distance

0.03km

13 Doughty Road Craigieburn VIC 3064
 3  2  2

Sold Price

^{RS} **\$535,000**

Sold Date

19-Nov-20

Distance

0.11km

35 Bellfield Drive Craigieburn VIC 3064
 3  2  2

Sold Price

\$560,000

Sold Date

01-Oct-20

Distance

0.95km
RS = Recent sale

UN = Undisclosed Sale

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