

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

61 CLARENDON AVENUE 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Mar 2021

to

28 Feb 2022

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

7 KIRKSTEAD GROVE CRAIGIEBURN VIC 3064	\$538,000	18-Dec-21
20/8 MORESBY COURT CRAIGIEBURN VIC 3064	\$525,000	16-Feb-22
26B MISSION HILLS WAY CRAIGIEBURN VIC 3064	\$524,000	05-Mar-22

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: 10 March 2022



**7 KIRKSTEAD GROVE
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price

^{RS}

\$538,000

Sold Date

18-Dec-21

Distance

0.92km



**20/8 MORESBY COURT
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price

^{RS}

\$525,000

Sold Date

16-Feb-22

Distance

1.04km



**26B MISSION HILLS WAY
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price

^{RS}

\$524,000

Sold Date

05-Mar-22

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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