

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 Woodlea 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,900

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2020

to

31 May 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

43 Woodlea Crescent Craigieburn VIC 3064	\$447,000	01-Apr-21
18 Stoneleigh Place Craigieburn VIC 3064	\$465,000	03-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: 30 June 2021



**43 Woodlea Crescent Craigieburn
VIC 3064**

 3  2  1

Sold Price

\$447,000

Sold Date

01-Apr-21

Distance

0.21km



**18 Stoneleigh Place Craigieburn VIC
3064**

 3  1  1

Sold Price

\$465,000

Sold Date

03-Apr-21

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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