

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 Angeline Way 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Dec 2020

to

30 Nov 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

2/9-19 Galton Circuit Craigieburn VIC 3064	\$405,000	07-Jun-21
17/24 Healesville Loop Craigieburn VIC 3064	\$406,000	23-Apr-21
18 Andover Lane Craigieburn VIC 3064	\$385,000	29-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: 03 December 2021



**2/9-19 Galton Circuit Craigieburn
VIC 3064**

 2  1  1

Sold Price **\$405,000** Sold Date **07-Jun-21**

Distance **0.88km**



**17/24 Healesville Loop Craigieburn
VIC 3064**

 2  2  1

Sold Price **\$406,000** Sold Date **23-Apr-21**

Distance **0.89km**



**18 Andover Lane Craigieburn VIC
3064**

 2  1  1

Sold Price **\$385,000** Sold Date **29-Apr-21**

Distance **1.2km**

RS = Recent sale UN = Undisclosed Sale

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