

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

169 Central Park Avenue, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$375,000

Median sale price

Median price

\$433,328

Property Type

Townhouse

Suburb

Craigieburn

Period - From

19/07/2021

to

18/07/2022

Source

REIV

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 six 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
1	54/1-15 Beddison Rd CRAIGIEBURN 3064	\$372,500	28/04/2022
2	60 Baronial Way CRAIGIEBURN 3064	\$370,000	15/03/2022
3	62/1 Beddison Rd CRAIGIEBURN 3064	\$360,000	29/01/2022

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 six months.~~

This Statement of Information was prepared on:

19/07/2022 15:19

169 Central Park Avenue, Craigieburn Vic 3064



Adriano Persichetti

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Indicative Selling Price

\$375,000

Median Townhouse Price

19/07/2021 - 18/07/2022: \$433,328



2 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



54/1-15 Beddison Rd CRAIGIEBURN 3064 (REI)

Agent Comments

2 1 1

Price: \$372,500

Method: Private Sale

Date: 28/04/2022

Property Type: Townhouse (Single)



60 Baronial Way CRAIGIEBURN 3064 (REI)

Agent Comments

2 1 1

Price: \$370,000

Method: Private Sale

Date: 15/03/2022

Property Type: Townhouse (Single)

62/1 Beddison Rd CRAIGIEBURN 3064 (VG)

Agent Comments

2 - -

Price: \$360,000

Method: Sale

Date: 29/01/2022

Property Type: Flat/Unit/Apartment (Res)

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



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