

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

44 Champion Parade 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

\$409,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Oct 2020

to

30 Sep 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

30 Faith Road Craigieburn VIC 3064	\$400,000	25-May-21
2/9-19 Galton Circuit Craigieburn VIC 3064	\$405,000	07-Jun-21
1/12 Redhill Court Craigieburn VIC 3064	\$400,000	25-Jun-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: 22 October 2021



30 Faith Road Craigieburn VIC 3064

 2  1  1

Sold Price **\$400,000** Sold Date **25-May-21**

Distance **0.16km**



2/9-19 Galton Circuit Craigieburn VIC 3064

 2  1  1

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

Distance **1.83km**



1/12 Redhill Court Craigieburn VIC 3064

 2  1  1

Sold Price **\$400,000** Sold Date **25-Jun-21**

Distance **1.99km**

RS = Recent sale **UN** = Undisclosed Sale

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