

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

5 Channel Walk 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 May 2019

to

30 Apr 2020

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 Alexander Circuit Craigieburn VIC 3064	\$450,000	01-Oct-19
92 Newbury Boulevard Craigieburn VIC 3064	\$442,000	03-Dec-19
554 Grand Boulevard Craigieburn VIC 3064	\$464,900	21-Aug-19

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: 19 May 2020



7 Alexander Circuit Craigieburn VIC 3064 Sold Price **\$450,000** Sold Date **01-Oct-19**

 3  2  2

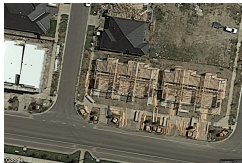
Distance **0.89km**



92 Newbury Boulevard Craigieburn VIC 3064 Sold Price **\$442,000** Sold Date **03-Dec-19**

 3  1  2

Distance **1.56km**



554 Grand Boulevard Craigieburn VIC 3064 Sold Price **\$464,900** Sold Date **21-Aug-19**

 3  2  2

Distance **2.12km**



7/254-258 Waterview Boulevard Craigieburn VIC 3064 Sold Price **\$442,000** Sold Date **03-Nov-19**

 3  2  2

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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