

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

7 Edzell Place 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,200

Property type

House

Suburb

Craigieburn

Period-from

01 Mar 2019

to

29 Feb 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

82 Creekbridge Street Craigieburn VIC 3064	\$617,000	15-Feb-20
12 Chelmsford Court Craigieburn VIC 3064	\$626,000	07-Dec-19
18 Mountleigh Circuit Craigieburn VIC 3064	\$626,000	07-Nov-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: 26 March 2020



**82 Creekbridge Street Craigieburn
VIC 3064**

Sold Price

\$617,000

Sold Date

15-Feb-20

 4  2  2

Distance

1.27km



**12 Chelmsford Court Craigieburn
VIC 3064**

Sold Price

\$626,000

Sold Date

07-Dec-19

 4  2  2

Distance

1.33km



**18 Mountleigh Circuit Craigieburn
VIC 3064**

Sold Price

Sold Date

07-Nov-19

 4  2  2

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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