

# 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

17 Cheltenham Close, Craigieburn Vic 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$595,000

### Median sale price

Median price

\$625,000

Property Type

House

Suburb

Craigieburn

Period - From

01/04/2021

to

30/06/2021

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 | 20 Goulburn Way CRAIGIEBURN 3064 | \$593,500 | 31/07/2021   |
| 2 | 20 Lewisham PI CRAIGIEBURN 3064  | \$565,000 | 10/07/2021   |
| 3 | 24 Dianne Av CRAIGIEBURN 3064    | \$551,000 | 26/06/2021   |

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:

10/09/2021 16:43

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**Indicative Selling Price**

\$550,000 - \$595,000

**Median House Price**

June quarter 2021: \$625,000



3 2 2

**Property Type:** House

**Land Size:** 544 sqm approx

**Agent Comments**

## Comparable Properties

**20 Goulburn Way CRAIGIEBURN 3064 (REI)**

**Agent Comments**

3 2 2

**Price:** \$593,500

**Method:** Auction Sale

**Date:** 31/07/2021

**Property Type:** House (Res)

**Land Size:** 504 sqm approx



**20 Lewisham PI CRAIGIEBURN 3064 (REI)**

**Agent Comments**

3 2 1

**Price:** \$565,000

**Method:** Auction Sale

**Date:** 10/07/2021

**Property Type:** House (Res)



**24 Dianne Av CRAIGIEBURN 3064 (REI)**

**Agent Comments**

3 1 3

**Price:** \$551,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** House (Res)

**Land Size:** 623 sqm approx