

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

30 Riegelhuth Street 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

\$652,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,900

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2020

to

31 May 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

140 Champion Parade Craigieburn VIC 3064	\$655,000	14-Nov-20
3 Sheffield Way Craigieburn VIC 3064	\$645,000	02-Nov-20
15 Tradition Road Craigieburn VIC 3064	\$640,000	08-Jul-20

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: 20 Nov 2021



140 Champion Parade Craigieburn
 VIC 3064

 4  2  2

Sold Price

\$655,000 Sold Date 14-Nov-20

Distance 1.68km

3 Sheffield Way Craigieburn VIC
 3064

 4  2  2

Sold Price

\$645,000 Sold Date 02-Nov-20

Distance 3.47km



15 Tradition Road Craigieburn VIC
 3064

 4  2  2

Sold Price

\$640,000 Sold Date 08-Jul-20

Distance 1.58km

RS = Recent sale UN = Undisclosed Sale

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