

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

1 WATERFORD AVENUE 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Craigieburn

Period-from

01 Mar 2021

to

28 Feb 2022

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

79 HANSON ROAD CRAIGIEBURN VIC 3064	\$622,000	11-Oct-21
30 WATERFORD AVENUE CRAIGIEBURN VIC 3064	\$705,000	01-Nov-21
121 BRIDGEWATER ROAD CRAIGIEBURN VIC 3064	\$685,000	04-Sep-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: 30 March 2022



**79 HANSON ROAD CRAIGIEBURN
VIC 3064**

 4  2  4

Sold Price

\$622,000

Sold Date

11-Oct-21

Distance

-



**30 WATERFORD AVENUE
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price

\$705,000

Sold Date

01-Nov-21

Distance

0.25km



**121 BRIDGEWATER ROAD
CRAIGIEBURN VIC 3064**

 4  3  4

Sold Price

\$685,000

Sold Date

04-Sep-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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