

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

9/1 BRUNSWICK CRESCENT 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 May 2021

to

30 Apr 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

1/62 MARATHON BOULEVARD CRAIGIEBURN VIC 3064	\$432,000	02-Mar-22
3/2 MARATHON BOULEVARD CRAIGIEBURN VIC 3064	\$410,000	27-Oct-21
2/62 MARATHON BOULEVARD CRAIGIEBURN VIC 3064	\$430,000	12-Mar-22

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: 31 May 2022



**1/62 MARATHON BOULEVARD
 CRAIGIEBURN VIC 3064**

 3  1  1

Sold Price **\$432,000** Sold Date **02-Mar-22**

Distance **0.96km**



**3/2 MARATHON BOULEVARD
 CRAIGIEBURN VIC 3064**

 3  1  1

Sold Price **\$410,000** Sold Date **27-Oct-21**

Distance **-**



**2/62 MARATHON BOULEVARD
 CRAIGIEBURN VIC 3064**

 3  1  1

Sold Price **\$430,000** Sold Date **12-Mar-22**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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