

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

11 BARNELL 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

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2021

to

31 Mar 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

25 FALKLAND ROAD CRAIGIEBURN VIC 3064	\$697,500	19-Feb-22
231 NEWBURY BOULEVARD CRAIGIEBURN VIC 3064	\$650,000	12-Feb-22
22 PERIWINKLE CIRCUIT CRAIGIEBURN VIC 3064	\$670,000	19-Jan-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: 07 April 2022


**25 FALKLAND ROAD
CRAIGIEBURN VIC 3064**
 4  2  2

Sold Price

^{RS}
\$697,500

Sold Date

19-Feb-22

Distance

0.77km

**231 NEWBURY BOULEVARD
CRAIGIEBURN VIC 3064**
 4  2  2

Sold Price

\$650,000

Sold Date

12-Feb-22

Distance

0.37km

**22 PERIWINKLE CIRCUIT
CRAIGIEBURN VIC 3064**
 4  2  2

Sold Price

\$670,000

Sold Date

19-Jan-22

Distance

0.62km
RS = Recent sale

UN = Undisclosed Sale

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