

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

17/1-27 PUNT 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Aug 2021

to

31 Jul 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

20/1-27 PUNT STREET CRAIGIEBURN VIC 3064	\$400,000	20-Dec-21
8/1-27 PUNT STREET CRAIGIEBURN VIC 3064	\$405,000	04-Feb-22
25/1-27 PUNT STREET CRAIGIEBURN VIC 3064	\$405,000	10-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: 23 August 2022

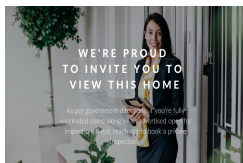


**20/1-27 PUNT STREET
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$400,000** Sold Date **20-Dec-21**

Distance **0.01km**

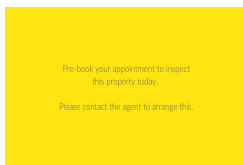


**8/1-27 PUNT STREET
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$405,000** Sold Date **04-Feb-22**

Distance **0.02km**



**25/1-27 PUNT STREET
CRAIGIEBURN VIC 3064**

3 1 1

Sold Price Sold Date **10-Sep-21**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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