

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 Belsay Place 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Craigieburn

Period-from

01 Nov 2019

to

31 Oct 2020

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

5 Martha Court Craigieburn VIC 3064	\$555,000	08-Sep-20
242 Craigieburn Road Craigieburn VIC 3064	\$610,000	31-Oct-20
14 Dorchester Street Craigieburn VIC 3064	\$620,000	01-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: 02 November 2020



5 Martha Court Craigieburn VIC 3064

 4
  2
  2

Sold Price

\$555,000

Sold Date **08-Sep-20**

Distance

0.8km


242 Craigieburn Road Craigieburn VIC 3064

 4
  2
  2

Sold Price

^{RS} **\$610,000**

Sold Date **31-Oct-20**

Distance

0.91km


14 Dorchester Street Craigieburn VIC 3064

 4
  2
  2

Sold Price

\$620,000

Sold Date **01-Jul-20**

Distance

1.06km
RS = Recent sale

UN = Undisclosed Sale

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