

# 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

15 Gillingham Crescent Craigieburn VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Craigieburn

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 13 Beckington Place Craigieburn VIC 3064 | \$611,000 | 17-Jul-21 |
| 14 Bowes Place Craigieburn VIC 3064      | \$622,000 | 03-Nov-21 |
| 9 Kirkbride Way Craigieburn VIC 3064     | \$630,000 | 15-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: 24 November 2021



**13 Beckington Place Craigieburn VIC 3064**

3 2 2

Sold Price **\$611,000** Sold Date **17-Jul-21**  
Distance **0.39km**



**14 Bowes Place Craigieburn VIC 3064**

3 2 2

Sold Price <sup>RS</sup> **\$622,000** Sold Date **03-Nov-21**  
Distance **0.48km**



**9 Kirkbride Way Craigieburn VIC 3064**

3 2 6

Sold Price **\$630,000** Sold Date **15-Sep-21**  
Distance **0.5km**

**RS = Recent sale**

**UN = Undisclosed Sale**

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