

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

1/60-70 Cradle Mountain Drive 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

\$429,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jun 2019

to

31 May 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

2 Little Windrock Lane Craigieburn VIC 3064	\$444,000	03-Apr-20
846 Aitken Boulevard Craigieburn VIC 3064	\$450,000	22-Feb-20
7/254-258 Waterview Boulevard Craigieburn VIC 3064	\$442,000	03-Nov-19

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: 01 June 2020



**2 Little Windrock Lane Craigieburn
VIC 3064**

 3  2  2

Sold Price

\$444,000

Sold Date **03-Apr-20**

Distance **1.61km**



**846 Aitken Boulevard Craigieburn
VIC 3064**

 3  2  2

Sold Price

\$450,000

Sold Date **22-Feb-20**

Distance **1.65km**



**7/254-258 Waterview Boulevard
Craigieburn VIC 3064**

 3  2  2

Sold Price

\$442,000

Sold Date **03-Nov-19**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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