

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

51/60-70 Cradle Mountain Drive, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$330,000

&

\$360,000

Median sale price

Median price

\$438,750

Property Type

Unit

Suburb

Craigieburn

Period - From

01/01/2021

to

31/03/2021

Source

REIV

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 six 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
1	3/25 Lygon Dr CRAIGIEBURN 3064	\$351,000	22/04/2021
2	188 Grand Blvd CRAIGIEBURN 3064	\$360,000	15/04/2021
3	15/29 Ardsley Cirt CRAIGIEBURN 3064	\$345,000	08/04/2021

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 six months.~~

This Statement of Information was prepared on:

15/07/2021 11:35



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/25 Lygon Dr CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$351,000

Method: Private Sale

Date: 22/04/2021

Property Type: Apartment



188 Grand Blvd CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 15/04/2021

Property Type: Unit

15/29 Ardsley Cirt CRAIGIEBURN 3064 (VG)

Agent Comments



Price: \$345,000

Method: Sale

Date: 08/04/2021

Property Type: Flat/Unit/Apartment (Res)