

## 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

11 Alexander Circuit 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

\$400,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2020

to

31 Jan 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

24 Alexander Circuit Craigieburn VIC 3064	\$404,000	01-Aug-20
28 Alexander Circuit Craigieburn VIC 3064	\$415,000	12-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: 09 February 2021



### 24 Alexander Circuit Craigieburn VIC 3064

 3  2  2

Sold Price

**\$404,000**

Sold Date **01-Aug-20**

Distance **0.04km**



### 28 Alexander Circuit Craigieburn VIC 3064

 3  2  2

Sold Price

**\$415,000**

Sold Date **12-Jul-20**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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