

# 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 Angeline Way, Craigieburn Vic 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$390,000

&

\$425,000

### Median sale price

Median price

\$377,450

Property Type

Unit

Suburb

Craigieburn

Period - From

01/10/2019

to

30/09/2020

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 | 17/8 Moresby Ct CRAIGIEBURN 3064    | \$440,000 | 07/11/2020   |
| 2 | 11/38 Mallard Cirt CRAIGIEBURN 3064 | \$422,500 | 23/11/2020   |
| 3 | 10a Gully Way CRAIGIEBURN 3064      | \$400,000 | 10/11/2020   |

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:

28/12/2020 12:04



 3  2  2

**Property Type:**

Townhouse/Unit/Strata

**Land Size:** 167 sqm approx

Agent Comments

## Comparable Properties

**17/8 Moresby Ct CRAIGIEBURN 3064 (REI/VG)** Agent Comments

 3  2  2

**Price:** \$440,000

**Method:** Auction Sale

**Date:** 07/11/2020

**Property Type:** Townhouse (Res)

**Land Size:** 182 sqm approx



**11/38 Mallard Cirt CRAIGIEBURN 3064 (REI)** Agent Comments

 3  2  2

**Price:** \$422,500

**Method:** Private Sale

**Date:** 23/11/2020

**Rooms:** 5

**Property Type:** Townhouse (Res)



**10a Gully Way CRAIGIEBURN 3064 (REI/VG)** Agent Comments

 3  2  1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 10/11/2020

**Property Type:** Unit