

## 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

7 Belair Close 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

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 16 Kinglake Crescent Craigieburn VIC 3064  | \$660,000 | 31-Jul-21 |
| 115 Newbury Boulevard Craigieburn VIC 3064 | \$670,000 | 18-Aug-21 |
| 161 Newbury Boulevard Craigieburn VIC 3064 | \$685,000 | 14-Oct-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: 04 November 2021



**16 Kinglake Crescent Craigieburn  
VIC 3064**

 4  3  2

Sold Price

**\$660,000**

Sold Date

**31-Jul-21**

Distance

**0.38km**



**115 Newbury Boulevard Craigieburn  
VIC 3064**

 4  2  2

Sold Price

**\$670,000**

Sold Date

**18-Aug-21**

Distance

**1.11km**



**161 Newbury Boulevard Craigieburn  
VIC 3064**

 4  2  2

Sold Price

<sup>RS</sup> **\$685,000**

Sold Date

**14-Oct-21**

Distance

**1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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