

# 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

24 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)

Range between \$375,000 & \$412,500

### Median sale price

Median price \$379,900 Property Type Unit Suburb Craigieburn

Period - From 26/06/2019 to 25/06/2020 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	5 Channel Wlk, Craigieburn, Vic 3064, Australia	\$403,000	10/06/2020
2	7/48 Pearl Dr, Craigieburn, Vic 3064, Australia	\$395,000	18/03/2020
3	1/254 Waterview Blvd, Craigieburn, Vic 3064, Australia	\$407,500	08/02/2020

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:

26/06/2020 11:56



3 2 2

**Property Type:** Townhouse(Single)

Agent Comments

**Indicative Selling Price**

\$375,000 - \$412,500

**Median Unit Price**

26/06/2019 - 25/06/2020: \$379,900

## Comparable Properties

**5 Channel Wlk, Craigieburn, Vic 3064, Australia (REI)**

Agent Comments

3 2 2

**Price:** \$403,000

**Method:**

**Date:** 10/06/2020

**Property Type:** Townhouse (Single)

**7/48 Pearl Dr, Craigieburn, Vic 3064, Australia (REI)**

Agent Comments

3 2 1

**Price:** \$395,000

**Method:**

**Date:** 18/03/2020

**Property Type:** Townhouse (Single)

**1/254 Waterview Blvd, Craigieburn, Vic 3064, Australia (REI)**

Agent Comments

3 2 2

**Price:** \$407,500

**Method:**

**Date:** 08/02/2020

**Property Type:** Townhouse (Single)