

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

8 Birch Court Craigieburn VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,900

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2020

to

31 May 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

43 Woodlea Crescent Craigieburn VIC 3064	\$447,000	01-Apr-21
32 Northumberland Circuit Craigieburn VIC 3064	\$462,000	12-Dec-20
36 Parramatta Walk Craigieburn VIC 3064	\$470,000	07-Dec-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: 16 June 2021


**43 Woodlea Crescent Craigieburn
VIC 3064**
 3  2  1

Sold Price

\$447,000

Sold Date

01-Apr-21

Distance

0.57km

**32 Northumberland Circuit
Craigieburn VIC 3064**
 3  2  1

Sold Price

\$462,000

Sold Date

12-Dec-20

Distance

0.75km

**36 Parramatta Walk Craigieburn
VIC 3064**
 3  2  1

Sold Price

\$470,000

Sold Date

07-Dec-20

Distance

1.26km
RS = Recent sale

UN = Undisclosed Sale

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