

## 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

2/32 Amstel Street 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

\$500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jan 2021

to

31 Dec 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 76A Cimberwood Drive Craigieburn VIC 3064     | \$493,000 | 29-Jul-21 |
| 23A Amesbury Avenue Craigieburn VIC 3064      | \$530,000 | 04-Nov-21 |
| 2/12 Metropolitan Avenue Craigieburn VIC 3064 | \$481,000 | 20-Nov-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: 18 January 2022

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**76A Cimperwood Drive Craigieburn VIC 3064** Sold Price **\$493,000** Sold Date **29-Jul-21**

1 - -

Distance **1.28km**



**23A Amesbury Avenue Craigieburn VIC 3064** Sold Price <sup>RS</sup> **\$530,000** Sold Date **04-Nov-21**

3 2 1

Distance **2.14km**



**2/12 Metropolitan Avenue Craigieburn VIC 3064** Sold Price <sup>RS</sup> **\$481,000** Sold Date **20-Nov-21**

3 2 1

Distance **1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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