

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

2/57 Pearl Drive, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$375,000

&

\$410,000

Median sale price

Median price \$425,000

Property Type Unit

Suburb Craigieburn

Period - From 01/07/2021

to 30/09/2021

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	3/2 Marathon Blvd CRAIGIEBURN 3064	\$410,000	27/10/2021
2	2/23 Leveque Loop CRAIGIEBURN 3064	\$405,000	18/11/2021
3	30 Clarendon Av CRAIGIEBURN 3064	\$350,000	11/10/2021

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:

20/12/2021 15:08



Property Type: Townhouse
(Single)

Land Size: 143 sqm approx

Agent Comments

Comparable Properties



3/2 Marathon Blvd CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$410,000

Method: Sold Before Auction

Date: 27/10/2021

Property Type: Townhouse (Res)



2/23 Leveque Loop CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$405,000

Method: Auction Sale

Date: 18/11/2021

Property Type: Townhouse (Res)

Land Size: 172 sqm approx



30 Clarendon Av CRAIGIEBURN 3064 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 11/10/2021

Property Type: House (Res)

Land Size: 212 sqm approx