

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

30/29 ARDSLEY CIRCUIT 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Sep 2021

to

31 Aug 2022

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

28/29 ARDSLEY CIRCUIT CRAIGIEBURN VIC 3064	\$385,000	15-May-22
2/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$382,000	16-Aug-22
6/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$380,000	08-Jun-22

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: 21 September 2022


**28/29 ARDSLEY CIRCUIT
CRAIGIEBURN VIC 3064**

 2
  1
  1

Sold Price **\$385,000** Sold Date **15-May-22**

Distance **0.01km**


**2/1 HYDE PARK AVENUE
CRAIGIEBURN VIC 3064**

 2
  1
  1

Sold Price ^{RS} **\$382,000** Sold Date **16-Aug-22**

Distance **0.14km**


**6/1 HYDE PARK AVENUE
CRAIGIEBURN VIC 3064**

 2
  1
  1

Sold Price **\$380,000** Sold Date **08-Jun-22**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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