

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

1/57 PEARL DRIVE 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Apr 2021

to

31 Mar 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

2/57 PEARL DRIVE CRAIGIEBURN VIC 3064	\$430,200	05-Feb-22
3/48 PEARL DRIVE CRAIGIEBURN VIC 3064	\$440,000	04-Nov-21
23/1 BRUNSWICK CRESCENT CRAIGIEBURN VIC 3064	\$440,000	21-Dec-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: 06 April 2022


**2/57 PEARL DRIVE CRAIGIEBURN
VIC 3064**

Sold Price

\$430,200

Sold Date **05-Feb-22**
 3  2  1

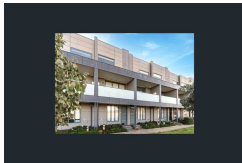
Distance **0.01km**

**3/48 PEARL DRIVE CRAIGIEBURN
VIC 3064**

Sold Price

\$440,000

Sold Date **04-Nov-21**
 3  2  1

Distance **0.05km**

**23/1 BRUNSWICK CRESCENT
CRAIGIEBURN VIC 3064**

Sold Price

Sold Date **21-Dec-21**
 3  2  2

Distance **1.34km**
RS = Recent sale

UN = Undisclosed Sale

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