

## 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 SUGAR GLIDER WAY CRAIGIEBURN VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2022

to

31 Jul 2023

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

|                                         |        |           |
|-----------------------------------------|--------|-----------|
| 22 ADANSONIA CIRCUIT MICKLEHAM VIC 3064 | 770500 | 11-Mar-23 |
| 25 GOSSIA AVENUE CRAIGIEBURN VIC 3064   | 737500 | 17-Mar-23 |
| 19 ELVIRE ROAD CRAIGIEBURN VIC 3064     | 813000 | 27-May-23 |

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: 26 August 2023

Omar Morsi  
P 0387813841  
M 0432418089  
E omorsi@amsre.com.au

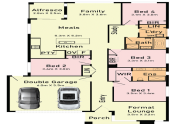


## 22 ADANSONIA CIRCUIT MICKLEHAM VIC 3064

4 2 2

Sold Price **770500** Sold Date **11-Mar-23**

Distance **1.19km**



25 Gossia Ave Craigieburn  
LJ Hooker

## 25 GOSSIA AVENUE CRAIGIEBURN VIC 3064

4 2 2

Sold Price **737500** Sold Date **17-Mar-23**

Distance **0.64km**



## 19 ELVIRE ROAD CRAIGIEBURN VIC 3064

4 2 2

Sold Price **813000** Sold Date **27-May-23**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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