

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

62 Gossia Avenue 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

\$479,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,200

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2019

to

31 Mar 2020

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

13 Birdswood Crescent Craigieburn VIC 3064	\$490,000	22-Feb-20
108 Bluebell Drive Craigieburn VIC 3064	\$487,000	21-Dec-19
28 Greenham Avenue Craigieburn VIC 3064	\$481,500	08-Feb-20

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: 01 April 2020



13 Birdwood Crescent Craigieburn VIC 3064

3 2 1

Sold Price

\$490,000

Sold Date

22-Feb-20

Distance

1.66km



108 Bluebell Drive Craigieburn VIC 3064

3 2 2

Sold Price

\$487,000

Sold Date

21-Dec-19

Distance

1.25km



28 Greenham Avenue Craigieburn VIC 3064

3 2 1

Sold Price

\$481,500

Sold Date

08-Feb-20

Distance

1.23km



498 Grand Boulevard Craigieburn VIC 3064

3 2 2

Sold Price

\$480,000

Sold Date

09-Nov-19

Distance

0.81km



21 Humber Street Craigieburn VIC 3064

3 2 1

Sold Price

\$479,000

Sold Date

22-Nov-19

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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