

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

5 Cohen Walk 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

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Sep 2018

to

31 Aug 2019

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

42/20 Hyde Park Avenue Craigieburn VIC 3064	\$343,000	13-Mar-19
51 Valiant Crescent Craigieburn VIC 3064	\$335,000	01-Jun-19
3/9 Melville Road Craigieburn VIC 3064	\$345,000	08-Aug-19

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: 18 September 2019



**42/20 Hyde Park Avenue
Craigieburn VIC 3064**

 2  1  1

Sold Price **\$343,000** Sold Date **13-Mar-19**

Distance **1.87km**



**51 Valiant Crescent Craigieburn VIC
3064**

 2  1  1

Sold Price **\$335,000** Sold Date **01-Jun-19**

Distance **1.6km**



**3/9 Melville Road Craigieburn VIC
3064**

 2  1  1

Sold Price ^{RS} **\$345,000** Sold Date **08-Aug-19**

Distance **2.36km**

RS = Recent sale **UN** = Undisclosed Sale

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