

## 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 Armadale Road Craigieburn VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2019

to

31 Jan 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 5 Tottenham Street Craigieburn VIC 3064   | \$680,000 | 21-Sep-19 |
| 33 Wattletree Street Craigieburn VIC 3064 | \$672,500 | 26-Oct-19 |
| 45 Balyang Way Craigieburn VIC 3064       | \$675,000 | 04-Jan-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: 13 February 2020



**5 Tottenham Street Craigieburn VIC 3064** Sold Price **\$680,000** Sold Date **21-Sep-19**  
 Distance **0.12km**

4 2 2



**33 Wattletree Street Craigieburn VIC 3064** Sold Price **\$672,500** Sold Date **26-Oct-19**  
 Distance **0.64km**

4 2 2



**45 Balyang Way Craigieburn VIC 3064** Sold Price **\$675,000** Sold Date **04-Jan-20**  
 Distance **1.4km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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