

## 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

13 Crockett Avenue 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

\$619,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Craigieburn

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 50 Dianne Avenue Craigieburn VIC 3064     | \$619,000 | 10-Jul-21 |
| 41 Northleigh Avenue Craigieburn VIC 3064 | \$610,000 | 12-Aug-21 |
| 51 Medway Road Craigieburn VIC 3064       | \$610,000 | 22-Jul-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: 20 November 2021



**50 Dianne Avenue Craigieburn VIC 3064**

 3  2  2

Sold Price

**\$619,000**

Sold Date

**10-Jul-21**

Distance

**0.97km**



**41 Northleigh Avenue Craigieburn VIC 3064**

 3  1  1

Sold Price

**\$610,000**

Sold Date

**12-Aug-21**

Distance

**1.05km**



**51 Medway Road Craigieburn VIC 3064**

 3  1  2

Sold Price

Sold Date

**22-Jul-21**

Distance

**1.37km**

RS = Recent sale

UN = Undisclosed Sale

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