

## 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

76 Baronial Way 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$404,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jul 2020

to

30 Jun 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 87A Champion Parade Craigieburn VIC 3064   | \$420,000 | 19-Feb-21 |
| 56 Cascade Terrace Craigieburn VIC 3064    | \$428,000 | 30-Jan-21 |
| 21 Brunswick Crescent Craigieburn VIC 3064 | \$425,000 | 25-Jan-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: 08 July 2021

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**87A Champion Parade Craigieburn  
VIC 3064**

3 2 1

Sold Price

**\$420,000**

Sold Date

**19-Feb-21**

Distance

**0.6km**



**56 Cascade Terrace Craigieburn  
VIC 3064**

3 2 2

Sold Price

**\$428,000**

Sold Date

**30-Jan-21**

Distance

**1.33km**



**21 Brunswick Crescent Craigieburn  
VIC 3064**

3 2 1

Sold Price

**\$425,000**

Sold Date

**25-Jan-21**

Distance

**1.62km**

RS = Recent sale

UN = Undisclosed Sale

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