

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

2/12 Metropolitan 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Oct 2020

to

30 Sep 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

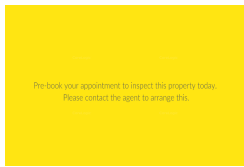
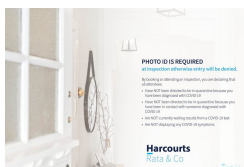
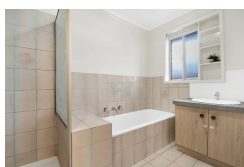
Date of sale

76 Cimperwood Drive Craigieburn VIC 3064	\$426,000	14-Aug-21
39 Bainbridge Close Craigieburn VIC 3064	\$441,000	19-Apr-21
63 Gillingham Crescent Craigieburn VIC 3064	\$426,000	24-May-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: 25 October 2021

	76 Cimperwood Drive Craigieburn VIC 3064  3  1  1	Sold Price	^{RS} \$426,000	Sold Date	14-Aug-21	Distance	0.23km
	39 Bainbridge Close Craigieburn VIC 3064  3  2  1	Sold Price	\$441,000	Sold Date	19-Apr-21	Distance	1.54km
	63 Gillingham Crescent Craigieburn VIC 3064  3  2  1	Sold Price	\$426,000	Sold Date	24-May-21	Distance	1.69km

RS = Recent sale

UN = Undisclosed Sale

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