

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

2/15 Dianne 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

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Nov 2018

to

31 Oct 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

2/62 Gillingham Crescent Craigieburn VIC 3064	\$356,000	26-Aug-19
48A Mitford Crescent Craigieburn VIC 3064	\$363,500	01-Jun-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.

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**2/62 Gillingham Crescent
Craigieburn VIC 3064**

 2  1  1

Sold Price **\$356,000** Sold Date **26-Aug-19**

Distance **0.95km**



**48A Mitford Crescent Craigieburn
VIC 3064**

 2  1  2

Sold Price **\$363,500** Sold Date **01-Jun-19**

Distance **1.37km**

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

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