

## 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

12 Dymock Court 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$574,900

Property type

House

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

37 Hamilton Street Craigieburn VIC 3064	\$721,200	17-Apr-21
106 Hanson Road Craigieburn VIC 3064	\$700,000	02-May-21
39 Hanson Road Craigieburn VIC 3064	\$697,000	27-Feb-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: 21 July 2021



**37 Hamilton Street Craigieburn VIC 3064**

Sold Price

**\$721,200**

Sold Date

**17-Apr-21**

3 1 2

Distance

**2.27km**



**106 Hanson Road Craigieburn VIC 3064**

Sold Price

**\$700,000**

Sold Date

**02-May-21**

4 2 1

Distance

**2.52km**

**ATTENTION**  
ALL INDIVIDUALS ENTERING A PROPERTY FOR INSPECTION MUST ADHERE TO THESE GUIDELINES

Your safety and that of the community are always our highest priority. By entering you acknowledge you have read, understood and agree to adhere to these guidelines.

- You must wear a face mask at all times.
- You must maintain a minimum 1.5m distance from other people.
- You must cough or sneeze into your elbow or a tissue.
- You must stand in a line to enter the property.
- You must stand in a line to exit the property.
- You must not touch any surfaces or objects inside the property.
- You must not enter the property if you are experiencing any symptoms of COVID-19.
- You must not enter the property if you have been in contact with someone who has been diagnosed with COVID-19 in the last 14 days.
- You must not enter the property if you have been in the same household as someone who has been diagnosed with COVID-19 in the last 14 days.
- You must not enter the property if you have been in the same workplace as someone who has been diagnosed with COVID-19 in the last 14 days.
- You must not enter the property if you have been in the same public place as someone who has been diagnosed with COVID-19 in the last 14 days.
- You must not enter the property if you have been in the same public transport as someone who has been diagnosed with COVID-19 in the last 14 days.
- You must not enter the property if you have been in the same public place as someone who has been diagnosed with COVID-19 in the last 14 days.

We sincerely thank you for your cooperation and patience.



**39 Hanson Road Craigieburn VIC 3064**

Sold Price

**\$697,000**

Sold Date

**27-Feb-21**

3 2 9

Distance

**1.96km**

RS = Recent sale

UN = Undisclosed Sale

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