

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

22/1 Brunswick Crescent 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

\$365,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,900

Property type

Business

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

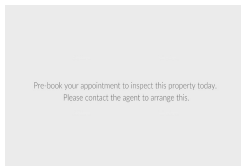
Date of sale

20/1 Brunswick Crescent Craigieburn VIC 3064	\$390,000	01-Jul-21
27/1 Brunswick Crescent Craigieburn VIC 3064	\$390,000	12-Mar-21
8/1 Brunswick Crescent Craigieburn VIC 3064	\$385,000	01-Apr-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: 14 July 2021



**20/1 Brunswick Crescent
Craigieburn VIC 3064**

3 2 1

Sold Price ^{RS} **\$390,000** Sold Date **01-Jul-21**

Distance **0.01km**



**27/1 Brunswick Crescent
Craigieburn VIC 3064**

3 2 1

Sold Price **\$390,000** Sold Date **12-Mar-21**

Distance **0.02km**



**8/1 Brunswick Crescent Craigieburn
VIC 3064**

3 1 1

Sold Price ^{RS} **\$385,000** Sold Date **01-Apr-21**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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