

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

9 Finden Court 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

House

Suburb

Craigieburn

Period-from

01 May 2020

to

30 Apr 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

6 Finden Court Craigieburn VIC 3064	\$632,000	06-Mar-21
6 Winsham Court Craigieburn VIC 3064	\$675,000	22-May-21
28 Studley Street Craigieburn VIC 3064	\$648,000	04-Aug-20

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: 29 May 2021


6 Finden Court Craigieburn VIC 3064
 4  2  4

Sold Price

\$632,000

Sold Date

06-Mar-21

Distance

0.05km

6 Winsham Court Craigieburn VIC 3064
 3  1  2

Sold Price

^{RS} **\$675,000**

Sold Date

22-May-21

Distance

0.09km

28 Studley Street Craigieburn VIC 3064
 4  2  6

Sold Price

\$648,000

Sold Date

04-Aug-20

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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