

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

8 Cooma Lane 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

\$445,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$374,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Apr 2020

to

31 Mar 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

2/16 Clarendon Avenue Craigieburn VIC 3064	\$475,000	12-Mar-21
6 Cooma Lane Craigieburn VIC 3064	\$453,000	11-Dec-20
271 Marathon Boulevard Craigieburn VIC 3064	\$467,000	30-Jan-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: 06 April 2021



2/16 Clarendon Avenue Craigieburn VIC 3064 Sold Price

^{RS} **\$475,000**

Sold Date **12-Mar-21**

3 2 2

Distance **1.82km**



6 Cooma Lane Craigieburn VIC 3064 Sold Price

Sold Price

\$453,000

Sold Date **11-Dec-20**

3 2 2

Distance **0.01km**



271 Marathon Boulevard Craigieburn VIC 3064 Sold Price

Sold Price

\$467,000

Sold Date **30-Jan-21**

3 2 2

Distance **3.34km**

RS = Recent sale

UN = Undisclosed Sale

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