

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 Caladenia Walk 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

\$455,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,500

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

31/60-70 Cradle Mountain Drive Craigieburn VIC 3064	\$470,500	14-Jan-21
20 Rosette Parade Mickleham VIC 3064	\$471,000	28-Nov-20
15 Angeline Way Craigieburn VIC 3064	\$460,000	28-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: 20 April 2021



31/60-70 Cradle Mountain Drive Craigieburn VIC 3064

3 2 2

Sold Price

\$470,500

Sold Date

14-Jan-21

Distance

2.44km



20 Rosette Parade Mickleham VIC 3064

3 2 2

Sold Price

\$471,000

Sold Date

28-Nov-20

Distance

0.79km



15 Angeline Way Craigieburn VIC 3064

3 2 2

Sold Price

\$460,000

Sold Date

28-Jan-21

Distance

2.75km

RS = Recent sale

UN = Undisclosed Sale

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