

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

4 Whitehaven 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2020

to

31 Jul 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

| | | |
|--|-----------|-----------|
| 35 Longtown Court Craigieburn VIC 3064 | \$542,500 | 23-May-21 |
| 9 Parton Place Craigieburn VIC 3064 | \$580,000 | 03-Jul-21 |
| 24 Dianne Avenue Craigieburn VIC 3064 | \$551,000 | 26-Jun-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: 09 August 2021



35 Longtown Court Craigieburn VIC 3064 Sold Price **\$542,500** Sold Date **23-May-21**
 Distance **0.7km**
 3 2 2



9 Parton Place Craigieburn VIC 3064 Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **03-Jul-21**
 Distance **0.74km**
 3 2 2



24 Dianne Avenue Craigieburn VIC 3064 Sold Price ^{RS} **\$551,000** Sold Date **26-Jun-21**
 Distance **0.92km**
 3 1 3

RS = Recent sale UN = Undisclosed Sale

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