

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

46 Bridgehaven Drive 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Land

Suburb

Craigieburn

Period-from

01 Jan 2021

to

31 Dec 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

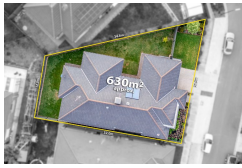
Date of sale

10 Viewside Crescent Craigieburn VIC 3064	\$822,500	22-Nov-21
17 Escapade Boulevard Craigieburn VIC 3064	\$837,000	11-Nov-21
44 Montvale Drive Craigieburn VIC 3064	\$832,500	22-Dec-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: 18 January 2022



10 Viewside Crescent Craigieburn VIC 3064

Sold Price

^{RS}

\$822,500

Sold Date

22-Nov-21



4



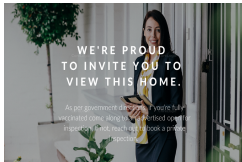
2



2

Distance

0.66km



17 Escapade Boulevard Craigieburn VIC 3064

Sold Price

\$837,000

Sold Date

11-Nov-21



4



2



2

Distance

0.2km



44 Montvale Drive Craigieburn VIC 3064

Sold Price

^{RS}

\$832,500

Sold Date

22-Dec-21



4



2



2

Distance

3.31km

RS = Recent sale

UN = Undisclosed Sale

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