

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

161 Central Park Avenue, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$440,000

 &

\$480,000

Median sale price

Median price

\$440,000

 Property Type

Unit

 Suburb

Craigieburn

Period - From

01/10/2023

 to

31/12/2023

 Source

REIV

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 six 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
1	23/4 Delany La CRAIGIEBURN 3064	\$475,000	30/11/2023
2	60 Bayano Way CRAIGIEBURN 3064	\$460,000	20/11/2023
3	92 Champion Pde CRAIGIEBURN 3064	\$440,000	01/12/2023

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 six months.~~

This Statement of Information was prepared on:

23/01/2024 17:40

Adriano Persichetti
03 9633 7111
0402 055 437

adriano@myagentre.com.au

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

December quarter 2023: \$440,000



3 2 2

Property Type: Townhouse/Strata

Land Size: 175 sqm approx

Agent Comments

Comparable Properties



23/4 Delany La CRAIGIEBURN 3064 (REI/VG)

Agent Comments

3 2 2

Price: \$475,000

Method: Private Sale

Date: 30/11/2023

Property Type: House

Land Size: 188 sqm approx



60 Bayano Way CRAIGIEBURN 3064 (REI/VG)

Agent Comments

3 2 1

Price: \$460,000

Method: Private Sale

Date: 20/11/2023

Property Type: Townhouse (Single)



92 Champion Pde CRAIGIEBURN 3064 (REI/VG)

Agent Comments

3 2 1

Price: \$440,000

Method: Private Sale

Date: 01/12/2023

Property Type: Townhouse (Single)