

## 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

13 Angeline Way Craigieburn VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$315,000

&

\$345,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Sep 2018

to

31 Aug 2019

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

5/43 Pearl Drive Craigieburn VIC 3064	\$310,000	24-Apr-19
51 Valiant Crescent Craigieburn VIC 3064	\$335,000	01-Jun-19
34 Alexander Circuit Craigieburn VIC 3064	\$345,000	23-Jul-18

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: 16 September 2019

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**5/43 Pearl Drive Craigieburn VIC 3064**

Sold Price

**\$310,000**

Sold Date

**24-Apr-19**

2 1 1

Distance

**1.81km**



**51 Valiant Crescent Craigieburn VIC 3064**

Sold Price

**\$335,000**

Sold Date

**01-Jun-19**

2 1 1

Distance

**0.59km**



**34 Alexander Circuit Craigieburn VIC 3064**

Sold Price

**\$345,000**

Sold Date

**23-Jul-18**

2 1 1

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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