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	1 Brio 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	$820,000	$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$589,900	Property type	House	Suburb	Craigieburn
Period-from	01 Sep 2020	to	31 Aug 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
3 Moxie Road Craigieburn VIC 3064	$796,000	17-Jul-21
32 Quarter Street Roxburgh Park VIC 3064	$770,000	14-May-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: 29 September 2021

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3 Moxie Road Craigieburn VIC 3064 Sold Price **$796,000** Sold Date **17-Jul-21**

4 2 2 Distance **0.54km**



32 Quarter Street Roxburgh Park VIC 3064 Sold Price **$770,000** Sold Date **14-May-21**

4 3 2 Distance **3.5km**

RS = Recent sale **UN** = Undisclosed Sale

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