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	26 Yarramie Circuit 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	$480,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$425,000	Property type	Unit	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
3 Aura Way Craigieburn VIC 3064	$485,000	20-Sep-21
4/20 Featherpark Way Craigieburn VIC 3064	$480,000	21-Oct-21
92B Royal Terrace Craigieburn VIC 3064	$495,000	06-Nov-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: 27 January 2022

Abraham Kalamouni
P 9471 1100
M 0400506219
E akalamouni@hockingstuart.com



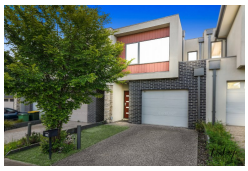
3 Aura Way Craigieburn VIC 3064 Sold Price **$485,000** Sold Date **20-Sep-21**

3 2 2 Distance **1.37km**



4/20 Featherpark Way Craigieburn VIC 3064 Sold Price **$480,000** Sold Date **21-Oct-21**

3 3 2 Distance **2.2km**



92B Royal Terrace Craigieburn VIC 3064 Sold Price **$495,000** Sold Date **06-Nov-21**

3 2 1 Distance **2.84km**

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

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