

## 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

21 Humber Street 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

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Craigieburn

Period-from

01 Nov 2018

to

31 Oct 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

6 Penstemon Street Craigieburn VIC 3064	\$485,000	12-Jul-19
87 Thoresby Circuit Craigieburn VIC 3064	\$490,500	12-Oct-19
20 Black Wattle Road Craigieburn VIC 3064	\$493,000	17-Jul-19

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: 04 November 2019



**6 Penstemon Street Craigieburn  
VIC 3064**

Sold Price

**\$485,000**

Sold Date

**12-Jul-19**

4 2 2

Distance

**0.62km**



**87 Thoresby Circuit Craigieburn VIC  
3064**

Sold Price

<sup>RS</sup> **\$490,500**

Sold Date

**12-Oct-19**

3 2 2

Distance

**0.74km**



**20 Black Wattle Road Craigieburn  
VIC 3064**

Sold Price

**\$493,000**

Sold Date

**17-Jul-19**

3 2 2

Distance

**1.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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