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	3 CLAREMONT STREET 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	$595,000	&	$654,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,750	Property type	House	Suburb	Craigieburn
Period-from	01 Jul 2021	to	30 Jun 2022	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 SCENERY DRIVE CRAIGIEBURN VIC 3064	$690,000	26-Feb-22
20 GREVILLEA STREET CRAIGIEBURN VIC 3064	$655,000	15-Feb-22
25 HOLLYHOCK ROAD CRAIGIEBURN VIC 3064	$632,500	26-Mar-22

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: 20 July 2022

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3 SCENERY DRIVE CRAIGIEBURN VIC 3064

3 2 2

Sold Price **$690,000** Sold Date **26-Feb-22**

Distance **1.88km**

20 GREVILLEA STREET CRAIGIEBURN VIC 3064

3 1 2

Sold Price **$655,000** Sold Date **15-Feb-22**

Distance **0.8km**

25 HOLLYHOCK ROAD CRAIGIEBURN VIC 3064

3 2 2

Sold Price **$632,500** Sold Date **26-Mar-22**

Distance **1.79km**

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

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