

## 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

271 MARATHON BOULEVARD 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

\$499,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/254-258 WATERVIEW BOULEVARD CRAIGIEBURN VIC 3064	\$508,000	08-Sep-24
1A STRIDENT ROAD CRAIGIEBURN VIC 3064	\$535,500	13-Aug-24
37 TANZANITE CIRCUIT CRAIGIEBURN VIC 3064	\$516,000	03-Aug-24

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 October 2024

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**2/254-258 WATERVIEW  
BOULEVARD CRAIGIEBURN VIC  
3064**

3 2 2

Sold Price

<sup>RS</sup> **\$508,000** Sold Date **08-Sep-24**

Distance **0.82km**



**1A STRIDENT ROAD CRAIGIEBURN  
VIC 3064**

3 2 1

Sold Price

<sup>RS</sup> **\$535,500** Sold Date **13-Aug-24**

Distance **1.09km**



**37 TANZANITE CIRCUIT  
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price

<sup>RS</sup> **\$516,000** Sold Date **03-Aug-24**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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