

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

224 WINDROCK AVENUE 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Dec 2022

to

30 Nov 2023

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

7 AURA WAY CRAIGIEBURN VIC 3064	\$526,000	09-Jul-23
819 AITKEN BOULEVARD CRAIGIEBURN VIC 3064	\$530,000	14-Jul-23
6/254-258 WATERVIEW BOULEVARD CRAIGIEBURN VIC 3064	\$561,000	13-Sep-23

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: 11 December 2023


7 AURA WAY CRAIGIEBURN VIC 3064

 3
  2
  1

Sold Price

\$526,000

Sold Date

09-Jul-23

Distance

0.02km

819 AITKEN BOULEVARD CRAIGIEBURN VIC 3064

 3
  2
  2

Sold Price

\$530,000

Sold Date

14-Jul-23

Distance

0.6km

6/254-258 WATERVIEW BOULEVARD CRAIGIEBURN VIC 3064

 3
  2
  2

Sold Price

\$561,000

Sold Date

13-Sep-23

Distance

0.96km
RS = Recent sale

UN = Undisclosed Sale

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