

## 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

LOT 60135 ROSMEAD 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

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Craigieburn

Period-from

01 Nov 2023

to

31 Oct 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 18 EREMAEA ROAD CRAIGIEBURN VIC 3064  | \$600,000 | 09-Sep-23 |
| 15 MILLAU AVENUE CRAIGIEBURN VIC 3064 | \$600,000 | 24-Aug-24 |
| 9 CAROB STREET MICKLEHAM VIC 3064     | \$600,000 | 13-May-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: 06 November 2024



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**18 EREMAEA ROAD CRAIGIEBURN  
VIC 3064**

3 2 1

Sold Price

**\$600,000**

Sold Date **09-Sep-23**

Distance **0.79km**



**15 MILLAU AVENUE CRAIGIEBURN  
VIC 3064**

3 2 2

Sold Price

Sold Date **24-Aug-24**

Distance **0.15km**



**9 CAROB STREET MICKLEHAM VIC  
3064**

4 2 1

Sold Price

Sold Date **13-May-23**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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