

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

4 FARRELL 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2022

to

30 Jun 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

5 WATTLETREE STREET CRAIGIEBURN VIC 3064	\$610,000	14-Mar-23
23 DEMPSTER DRIVE CRAIGIEBURN VIC 3064	\$615,000	30-Mar-23
51 WATTLETREE STREET CRAIGIEBURN VIC 3064	\$620,000	15-Apr-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: 17 July 2023


**5 WATTLETREE STREET
CRAIGIEBURN VIC 3064**

 3
  2
  2

Sold Price

\$610,000

Sold Date

14-Mar-23

Distance

0.29km

**23 DEMPSTER DRIVE
CRAIGIEBURN VIC 3064**

 3
  2
  2

Sold Price

^{RS}
\$615,000

Sold Date

30-Mar-23

Distance

0.29km

**51 WATTLETREE STREET
CRAIGIEBURN VIC 3064**

 3
  2
  2

Sold Price

\$620,000

Sold Date

15-Apr-23

Distance

0.67km
RS = Recent sale

UN = Undisclosed Sale

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