

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

56 WATTLEGLEN 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

\$540,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

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

32 LEE STREET CRAIGIEBURN VIC 3064	\$574,500	12-Nov-24
23 BEACON HILLS CRESCENT CRAIGIEBURN VIC 3064	\$592,000	20-Apr-24
19 SELWYN AVENUE CRAIGIEBURN VIC 3064	\$565,000	14-May-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: 25 November 2024



32 LEE STREET CRAIGIEBURN VIC 3064

Sold Price

RS

\$574,500

Sold Date

12-Nov-24

3

2

3

Distance

0.35km



23 BEACON HILLS CRESCENT CRAIGIEBURN VIC 3064

Sold Price

\$592,000

Sold Date

20-Apr-24

3

1

2

Distance

0.15km



19 SELWYN AVENUE CRAIGIEBURN VIC 3064

Sold Price

\$565,000

Sold Date

14-May-24

3

1

2

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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