

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

36/60-70 CRADLE MOUNTAIN DRIVE 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jun 2021

to

31 May 2022

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

39/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	\$390,000	01-Mar-22
54/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$372,500	12-Apr-22
21 HUNTINGTON DRIVE CRAIGIEBURN VIC 3064	\$376,000	22-Feb-21

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: 01 June 2022



**39/60-70 CRADLE MOUNTAIN
DRIVE CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$390,000** Sold Date **01-Mar-22**

Distance **0.01km**

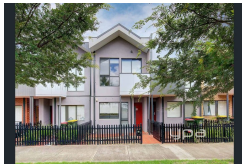


**54/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$372,500** Sold Date **12-Apr-22**

Distance **0.35km**



**21 HUNTINGTON DRIVE
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$376,000** Sold Date **22-Feb-21**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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