

## 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

8 ENFIELD PLACE CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2023

to

31 Jul 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 30 ABERCARN AVENUE CRAIGIEBURN VIC 3064   | \$656,000 | 25-May-24 |
| 20 PRINCETOWN AVENUE CRAIGIEBURN VIC 3064 | \$645,000 | 17-May-24 |
| 153 HOTHLYN DRIVE CRAIGIEBURN VIC 3064    | \$640,000 | 09-Jul-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: 27 August 2024



**30 ABERCARN AVENUE  
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$656,000** Sold Date **25-May-24**

Distance **1.63km**



**20 PRINCETOWN AVENUE  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$645,000** Sold Date **17-May-24**

Distance **0.84km**



**153 HOTHLYN DRIVE  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price <sup>RS</sup> **\$640,000** Sold Date **09-Jul-24**

Distance **1.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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