

## 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 BLACK WATTLE ROAD 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

\$610,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jan 2024

to

31 Dec 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

6 WOLLEMIA STREET CRAIGIEBURN VIC 3064	\$610,000	03-Nov-24
8 WOODFORD STREET CRAIGIEBURN VIC 3064	\$619,000	07-Dec-24
63 GATESHEAD STREET CRAIGIEBURN VIC 3064	\$654,000	23-Nov-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: 29 January 2025



**6 WOLLEMIA STREET  
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$610,000** Sold Date **03-Nov-24**

Distance **0.78km**



**8 WOODFORD STREET  
CRAIGIEBURN VIC 3064**

 4  2  -

Sold Price <sup>RS</sup> **\$619,000** Sold Date **07-Dec-24**

Distance **0.33km**



**63 GATESHEAD STREET  
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$654,000** Sold Date **23-Nov-24**

Distance **0.34km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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