

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

13 POOLE 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

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2022

to

31 Mar 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

27 FLAGSTAFF LOOP CRAIGIEBURN VIC 3064	637000	08-Mar-23
25 PINNACLE DRIVE CRAIGIEBURN VIC 3064	630000	18-Mar-23
15 POOLE STREET CRAIGIEBURN VIC 3064	658000	25-Feb-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: 03 April 2023


**27 FLAGSTAFF LOOP
CRAIGIEBURN VIC 3064**
 3  2  2

Sold Price

^{RS}
637000

Sold Date

08-Mar-23

Distance

0.77km

**25 PINNACLE DRIVE CRAIGIEBURN
VIC 3064**
 3  2  2

Sold Price

^{RS}
630000

Sold Date

18-Mar-23

Distance

1.28km

**15 POOLE STREET CRAIGIEBURN
VIC 3064**
 3  2  2

Sold Price

^{RS}
658000

Sold Date

25-Feb-23

Distance

0.02km
RS = Recent sale

UN = Undisclosed Sale

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