

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

42 MERLIN 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2021

to

30 Jun 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

51 REGATTA DRIVE CRAIGIEBURN VIC 3064	\$490,000	09-Mar-22
31 TANZANITE CIRCUIT CRAIGIEBURN VIC 3064	\$485,000	22-Apr-22
1 CERULEAN WALK CRAIGIEBURN VIC 3064	\$510,000	07-Jul-22

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: 11 July 2022


**51 REGATTA DRIVE CRAIGIEBURN
VIC 3064**
 3  2  1

Sold Price

\$490,000

Sold Date

09-Mar-22

Distance

0.13km

**31 TANZANITE CIRCUIT
CRAIGIEBURN VIC 3064**
 3  2  1

Sold Price

\$485,000

Sold Date

22-Apr-22

Distance

0.16km

**1 CERULEAN WALK CRAIGIEBURN
VIC 3064**
 3  2  2

Sold Price

^{RS} **\$510,000**

Sold Date

07-Jul-22

Distance

-
RS = Recent sale

UN = Undisclosed Sale

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