

## 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 Ebony Circuit 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,000

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 9 Grevillea Street Craigieburn VIC 3064  | \$586,000 | 28-Feb-21 |
| 69 Thoresby Circuit Craigieburn VIC 3064 | \$637,500 | 30-Mar-21 |
| 22 Clapham Way Craigieburn VIC 3064      | \$651,000 | 01-Apr-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: 08 April 2021



**9 Grevillea Street Craigieburn VIC 3064**

Sold Price

RS

**\$586,000**

Sold Date

**28-Feb-21**



4



2



2

Distance

**0.41km**



**69 Thoresby Circuit Craigieburn VIC 3064**

Sold Price

RS

**\$637,500**

Sold Date

**30-Mar-21**



4



2



2

Distance

**0.77km**



**22 Clapham Way Craigieburn VIC 3064**

Sold Price

RS

**\$651,000**

Sold Date

**01-Apr-21**



4



2



2

Distance

**1.1km**

RS = Recent sale

UN = Undisclosed Sale

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