

## 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

26 BILBY STREET 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

\$495,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2022

to

31 Jan 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 40 PEPPERTREE PARADE CRAIGIEBURN VIC 3064 | \$532,000 | 27-Oct-22 |
| 88 BLUEBELL DRIVE CRAIGIEBURN VIC 3064    | \$520,000 | 21-Oct-22 |
| 10 CROSSKEYS ROAD CRAIGIEBURN VIC 3064    | \$500,000 | 19-Nov-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: 16 February 2023


**40 PEPPERTREE PARADE  
CRAIGIEBURN VIC 3064**
 3  2  1

Sold Price

**\$532,000**

Sold Date

**27-Oct-22**

Distance

**0.35km**

**88 BLUEBELL DRIVE CRAIGIEBURN  
VIC 3064**
 3  2  1

Sold Price

**\$520,000**

Sold Date

**21-Oct-22**

Distance

**0.49km**

**10 CROSSKEYS ROAD  
CRAIGIEBURN VIC 3064**
 3  2  1

Sold Price

**\$500,000**

Sold Date

**19-Nov-22**

Distance

**0.8km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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