

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

5 MONTREAL CIRCUIT 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

\$740,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2022

to

30 Jun 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

6 MONTREAL CIRCUIT CRAIGIEBURN VIC 3064	\$796,000	18-Mar-23
79 WHITFIELD CRESCENT CRAIGIEBURN VIC 3064	\$788,000	25-Jan-22
10 PIONEER STREET CRAIGIEBURN VIC 3064	\$780,000	08-Mar-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: 17 July 2023



**6 MONTREAL CIRCUIT
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$796,000** Sold Date **18-Mar-23**

Distance **0.05km**



**79 WHITFIELD CRESCENT
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$788,000** Sold Date **25-Jan-22**

Distance **0.13km**



**10 PIONEER STREET CRAIGIEBURN
VIC 3064**

 4  2  2

Sold Price **\$780,000** Sold Date **08-Mar-23**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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