

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

99 JUSCELINA DRIVE 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2023

to

30 Jun 2024

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

12 HICKORY ROAD MICKLEHAM VIC 3064	\$766,000	13-Jul-24
318 WATERVIEW BOULEVARD CRAIGIEBURN VIC 3064	\$805,000	06-Jul-24
6 FLETCHER ROAD CRAIGIEBURN VIC 3064	\$821,000	05-Jul-24

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.~~

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**12 HICKORY ROAD MICKLEHAM
VIC 3064**

 4  2  2

Sold Price

^{RS} **\$766,000**

Sold Date

13-Jul-24

Distance

0.84km



**318 WATERVIEW BOULEVARD
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price

^{RS} **\$805,000**

Sold Date

06-Jul-24

Distance

1km



**6 FLETCHER ROAD CRAIGIEBURN
VIC 3064**

 4  2  2

Sold Price

^{RS} **\$821,000**

Sold Date

05-Jul-24

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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