

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

2 TUDOR COURT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Land

Suburb

Craigieburn

Period-from

01 May 2022

to

30 Apr 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

1 ROKEBY CRESCENT CRAIGIEBURN VIC 3064	\$615,000	08-May-23
11 KEYSBOROUGH STREET CRAIGIEBURN VIC 3064	\$625,000	24-Nov-22
45 HANSON ROAD CRAIGIEBURN VIC 3064	\$670,000	13-Feb-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: 12 May 2023


**1 ROKEBY CRESCENT
CRAIGIEBURN VIC 3064**
 3  2  2

Sold Price

^{RS} **\$615,000** Sold Date **08-May-23**

Distance **0.16km**

**11 KEYSBOROUGH STREET
CRAIGIEBURN VIC 3064**
 3  2  2

Sold Price

^{RS} **\$625,000** Sold Date **24-Nov-22**

Distance **0.86km**

**45 HANSON ROAD CRAIGIEBURN
VIC 3064**
 3  2  2

Sold Price

^{RS} **\$670,000** Sold Date **13-Feb-23**

Distance **0.98km**
RS = Recent sale

UN = Undisclosed Sale

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