

## 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

5/6 LITTLE WINDROCK LANE 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

\$475,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$433,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Mar 2024

to

28 Feb 2025

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

28 ALEXANDER CIRCUIT CRAIGIEBURN VIC 3064	\$509,900	20-Nov-24
841 AITKEN BOULEVARD CRAIGIEBURN VIC 3064	\$480,000	12-Oct-24
2/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$470,000	21-Sep-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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**28 ALEXANDER CIRCUIT  
 CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price <sup>RS</sup> **\$509,900** <sup>UN</sup> Sold Date **20-Nov-24**

Distance **1.08km**

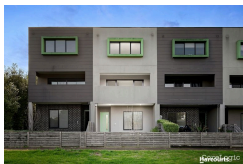


**841 AITKEN BOULEVARD  
 CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$480,000** Sold Date **12-Oct-24**

Distance **0.54km**



**2/1-15 BEDDISON ROAD  
 CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$470,000** Sold Date **21-Sep-24**

Distance **1.24km**

RS = Recent sale      UN = Undisclosed Sale

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