

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8 KARMA COURT, CRAIGIEBURN, VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$545,000 to \$595,000

### Median sale price

Median price

\$595,000

Property type

House

Suburb

CRAIGIEBURN

Period

01 January 2021 to 31 March 2021

Source

pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
47 ALMA ST, CRAIGIEBURN, VIC 3064	*\$585,000	11/03/2021
51 CLOVELLY DR, CRAIGIEBURN, VIC 3064	*\$560,000	27/02/2021
8 DORKING CRT, CRAIGIEBURN, VIC 3064	*\$535,000	22/01/2021

This Statement of Information was prepared on:

05/04/2021