

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

1 ROKEBY CRESCENT 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2022

to

31 Mar 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

7 FIRST AVENUE CRAIGIEBURN VIC 3064	\$560,000	17-Dec-22
27 HIGBURY CIRCUIT CRAIGIEBURN VIC 3064	\$570,500	01-Apr-23
6 ST IVES PLACE CRAIGIEBURN VIC 3064	\$550,000	26-Nov-22

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: 18 April 2023


**7 FIRST AVENUE CRAIGIEBURN
VIC 3064**
 3  1  2

Sold Price

\$560,000

Sold Date

17-Dec-22

Distance

1.24km

**27 HIGBURY CIRCUIT
CRAIGIEBURN VIC 3064**
 3  2  2

Sold Price

^{RS} **\$570,500**

Sold Date

01-Apr-23

Distance

1.65km

**6 ST IVES PLACE CRAIGIEBURN
VIC 3064**
 3  1  1

Sold Price

\$550,000

Sold Date

26-Nov-22

Distance

1.62km

**4 LINDFIELD COURT CRAIGIEBURN
VIC 3064**
 3  1  5

Sold Price

\$580,000

Sold Date

27-Nov-22

Distance

1.97km
RS = Recent sale

UN = Undisclosed Sale

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