

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

5/60-70 CRADLE MOUNTAIN 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Oct 2022

to

30 Sep 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

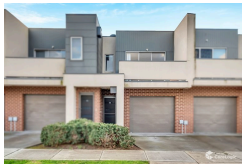
Date of sale

34/64 ESCAPADE BOULEVARD CRAIGIEBURN VIC 3064	\$385,000	22-Sep-23
18 FOLGER ROAD CRAIGIEBURN VIC 3064	\$380,000	06-Jul-23
16/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$380,000	07-Jun-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: 25 October 2023



**34/64 ESCAPADE BOULEVARD
CRAIGIEBURN VIC 3064**

 2  2  1

Sold Price

^{RS}

\$385,000

Sold Date

22-Sep-23

Distance

1.27km



**18 FOLGER ROAD CRAIGIEBURN
VIC 3064**

 2  1  1

Sold Price

\$380,000

Sold Date

06-Jul-23

Distance

1.55km



**16/1 HYDE PARK AVENUE
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price

Sold Date

07-Jun-23

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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