

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

14/2-10 CREEKWOOD 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

\$410,000

&

\$450,000

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

12/29 ARDSLEY CIRCUIT CRAIGIEBURN VIC 3064	\$401,500	12-Feb-25
3/16 BELSAY PLACE CRAIGIEBURN VIC 3064	\$410,000	20-Jan-25
2/2-10 CREEKWOOD DRIVE CRAIGIEBURN VIC 3064	\$470,000	17-Jan-25

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: 05 March 2025



12/29 ARDSLEY CIRCUIT CRAIGIEBURN VIC 3064

2 1 1

Sold Price

^{RS}

\$401,500

Sold Date

12-Feb-25

Distance

1.17km



3/16 BELSAY PLACE CRAIGIEBURN VIC 3064

2 1 1

Sold Price

^{RS}

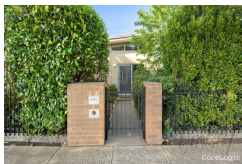
\$410,000

Sold Date

20-Jan-25

Distance

1.53km



2/2-10 CREEKWOOD DRIVE CRAIGIEBURN VIC 3064

2 1 1

Sold Price

^{RS}

\$470,000

Sold Date

17-Jan-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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