

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

3 FERMONT AVENUE 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

\$649,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2023

to

31 Mar 2024

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

6 LION CHASE CRAIGIEBURN VIC 3064	670000	09-Dec-23
22 GROVETON STREET CRAIGIEBURN VIC 3064	657500	24-Feb-24
23 GARDNER TERRACE CRAIGIEBURN VIC 3064	656000	11-Nov-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: 06 April 2024

**6 LION CHASE CRAIGIEBURN VIC 3064**

Sold Price

670000 Sold Date **09-Dec-23**

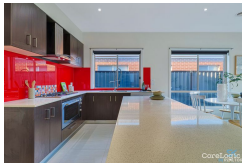
3 2 2

Distance **1.88km****22 GROVETON STREET CRAIGIEBURN VIC 3064**

Sold Price

^{RS} **657500** Sold Date **24-Feb-24**

3 2 2

Distance **1.4km****23 GARDNER TERRACE CRAIGIEBURN VIC 3064**

Sold Price

656000 Sold Date **11-Nov-23**

3 2 2

Distance **1.35km****RS** = Recent sale**UN** = Undisclosed Sale

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