

## 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

261 WINDROCK AVENUE CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Dec 2023

to

30 Nov 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

1/78 BRIDGEWATER ROAD CRAIGIEBURN VIC 3064	\$422,000	09-Nov-24
113/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$424,000	12-Aug-24
24 PENHALL DRIVE CRAIGIEBURN VIC 3064	\$440,000	05-Dec-24

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: 12 December 2024



**1/78 BRIDGEWATER ROAD  
CRAIGIEBURN VIC 3064**

 3  1  -

Sold Price <sup>RS</sup> **\$422,000** Sold Date **09-Nov-24**

Distance **2.27km**



**113/1-15 BEDDISON ROAD  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$424,000** Sold Date **12-Aug-24**

Distance **1.24km**



**24 PENHALL DRIVE CRAIGIEBURN  
VIC 3064**

 2  1  1

Sold Price <sup>RS</sup> **\$440,000** Sold Date **05-Dec-24**

Distance **2.17km**

RS = Recent sale

UN = Undisclosed Sale

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