

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

5/6 LITTLE WINDROCK LANE 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Nov 2023

to

31 Oct 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

2/354 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$445,000	26-Aug-24
52 FURLONG STREET CRAIGIEBURN VIC 3064	\$470,000	06-Aug-24
6/6 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064	\$499,000	15-Jun-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: 25 November 2024

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**2/354 GRAND BOULEVARD
 CRAIGIEBURN VIC 3064**

 3  2  -

Sold Price **\$445,000** Sold Date **26-Aug-24**

Distance **1.54km**

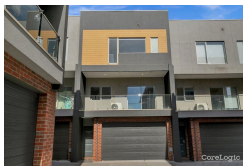


**52 FURLONG STREET
 CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$470,000** Sold Date **06-Aug-24**

Distance **0.37km**



**6/6 LITTLE WINDROCK LANE
 CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$499,000** Sold Date **15-Jun-24**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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