

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

1/6 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

or range
between

\$495,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,000

Property type

Unit

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

10/6 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064	\$505,000	22-Mar-24
38 FURLONG STREET CRAIGIEBURN VIC 3064	\$510,000	23-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.

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**10/6 LITTLE WINDROCK LANE
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price ^{RS} **\$505,000** Sold Date **22-Mar-24**

Distance **0.05km**



**38 FURLONG STREET
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$510,000** Sold Date **23-Nov-23**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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