

## 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

217 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

\$519,000

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Sep 2021

to

31 Aug 2022

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

|  |           |           |
|--|-----------|-----------|
| 230 WINDROCK AVENUE CRAIGIEBURN VIC 3064     | \$540,000 | 25-May-22 |
| 8 CENTENNIAL PARK DRIVE CRAIGIEBURN VIC 3064 | \$530,000 | 21-May-22 |
| 10 GIPPSLAND WAY CRAIGIEBURN VIC 3064        | \$525,000 | 20-Apr-22 |

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: 08 September 2022



**230 WINDROCK AVENUE  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$540,000** Sold Date **25-May-22**

Distance **0.08km**



**8 CENTENNIAL PARK DRIVE  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$530,000** Sold Date **21-May-22**

Distance **0.1km**



**10 GIPPSLAND WAY CRAIGIEBURN  
VIC 3064**

 3  1  2

Sold Price **\$525,000** Sold Date **20-Apr-22**

Distance **0.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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