

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

6 GRIFFITH MEWS 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2022

to

30 Sep 2023

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

4 BRIGHTON PLACE CRAIGIEBURN VIC 3064	\$840,500	03-Jun-23
2 BERRIMA CLOSE CRAIGIEBURN VIC 3064	\$800,000	10-Jun-23
14 CROPTON RISE CRAIGIEBURN VIC 3064	\$785,000	26-Aug-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: 03 October 2023


**4 BRIGHTON PLACE CRAIGIEBURN
VIC 3064**

Sold Price

\$840,500

Sold Date

03-Jun-23


4



2



2

Distance

0.35km

**2 BERRIMA CLOSE CRAIGIEBURN
VIC 3064**

Sold Price

\$800,000

Sold Date

10-Jun-23


4



2



2

Distance

0.41km

**14 CROPTON RISE CRAIGIEBURN
VIC 3064**

Sold Price

^{RS} **\$785,000**

Sold Date

26-Aug-23


4



2



2

Distance

1.11km
RS = Recent sale

UN = Undisclosed Sale

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