

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 CREIGHTON WAY 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2023

to

31 Jul 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

7 TALLAROOK STREET CRAIGIEBURN VIC 3064	\$599,000	15-May-24
7 BERTRAND COURT CRAIGIEBURN VIC 3064	\$600,000	18-May-24
7 JACARANDA PLACE CRAIGIEBURN VIC 3064	\$565,000	29-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: 21 August 2024



**7 TALLAROOK STREET
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$599,000** Sold Date **15-May-24**

Distance **0.16km**



**7 BERTRAND COURT
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$600,000** Sold Date **18-May-24**

Distance **1.19km**



**7 JACARANDA PLACE
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price ^{RS} **\$565,000** Sold Date **29-Jun-24**

Distance **1.45km**

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

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