

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

1/9 MELVILLE ROAD 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Mar 2021

to

28 Feb 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

17/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$395,000	16-Dec-21
32 ETHERIDGE LANE CRAIGIEBURN VIC 3064	\$400,000	02-Dec-21
18/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$390,000	06-Oct-21

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: 28 March 2022

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**17/335 GRAND BOULEVARD
CRAIGIEBURN VIC 3064**
 2  1  1

Sold Price

\$395,000

Sold Date

16-Dec-21

Distance

0.73km

**32 ETHERIDGE LANE
CRAIGIEBURN VIC 3064**
 2  1  1

Sold Price

\$400,000

Sold Date

02-Dec-21

Distance

0.1km

**18/335 GRAND BOULEVARD
CRAIGIEBURN VIC 3064**
 2  1  2

Sold Price

\$390,000

Sold Date

06-Oct-21

Distance

0.73km
RS = Recent sale

UN = Undisclosed Sale

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