

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

7 LEE STREET 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2021

to

31 Jul 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

19 BANBURY CRESCENT CRAIGIEBURN VIC 3064	\$575,000	12-Mar-22
3 LONGTOWN COURT CRAIGIEBURN VIC 3064	\$599,000	22-Jul-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: 20 August 2022


**19 BANBURY CRESCENT
CRAIGIEBURN VIC 3064**
 4  2  1

Sold Price **\$575,000** Sold Date **12-Mar-22**

Distance **0.65km**

**3 LONGTOWN COURT
CRAIGIEBURN VIC 3064**
 3  1  2

Sold Price ^{RS} **\$599,000** Sold Date **22-Jul-22**

Distance **1.93km**
RS = Recent sale

UN = Undisclosed Sale

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