

## 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 KELWAY STREET 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

\$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

8 RAINHAM AVENUE CRAIGIEBURN VIC 3064	\$565,000	05-Jul-22
29 FLAUBERT ROAD CRAIGIEBURN VIC 3064	\$575,000	06-Jun-22
15 LABICHEA STREET CRAIGIEBURN VIC 3064	\$577,000	25-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: 29 August 2022


**8 RAINHAM AVENUE  
CRAIGIEBURN VIC 3064**
 3  2  1

Sold Price

<sup>RS</sup> **\$565,000** Sold Date **05-Jul-22**

Distance **0.69km**
**29 FLAUBERT ROAD  
CRAIGIEBURN VIC 3064**
 3  2  1

Sold Price

<sup>RS</sup> **\$575,000** Sold Date **06-Jun-22**

Distance **1.03km**

**15 LABICHEA STREET  
CRAIGIEBURN VIC 3064**
 3  2  1

Sold Price

<sup>RS</sup> **\$577,000** <sup>UN</sup> Sold Date **25-Jul-22**

Distance **1.45km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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