

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 LION CHASE 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2021

to

31 May 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

4 EDGEWATER ROAD CRAIGIEBURN VIC 3064	\$540,000	19-Jan-22
7 SAINT ROAD CRAIGIEBURN VIC 3064	\$546,000	25-Jan-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 June 2022



**4 EDGEWATER ROAD
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price **\$540,000** Sold Date **19-Jan-22**

Distance -



**7 SAINT ROAD CRAIGIEBURN VIC
3064**

 3  2  1

Sold Price **\$546,000** Sold Date **25-Jan-22**

Distance **0.47km**

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

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