

## 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

LOT 60137 ROSMEAD 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

or range  
between

\$345,000

&

\$365,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,500

Property type

Other

Suburb

Craigieburn

Period-from

01 May 2023

to

30 Apr 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 QUEBEC AVENUE CRAIGIEBURN VIC 3064	\$285,000	20-Feb-24
21 WALLOWA STREET MICKLEHAM VIC 3064	\$382,000	06-Dec-23
1 PORTOBELLO DRIVE CRAIGIEBURN VIC 3064	\$305,000	05-Feb-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: 01 May 2024



**7 QUEBEC AVENUE CRAIGIEBURN VIC 3064** Sold Price **\$285,000** Sold Date **20-Feb-24**

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Distance **0.98km**



**21 WALLOWA STREET MICKLEHAM VIC 3064** Sold Price **\$382,000** Sold Date **06-Dec-23**

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Distance **1.57km**



**1 PORTOBELLO DRIVE CRAIGIEBURN VIC 3064** Sold Price **\$305,000** Sold Date **05-Feb-24**

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Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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