

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 ELLAND COURT 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

House

Suburb

Craigieburn

Period-from

01 Sep 2021

to

31 Aug 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

9 ELLAND COURT CRAIGIEBURN VIC 3064	\$672,500	27-Aug-22
40 GREVILLEA STREET CRAIGIEBURN VIC 3064	\$650,000	27-Aug-22
73 EVERGREEN CRESCENT CRAIGIEBURN VIC 3064	\$630,000	31-Aug-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: 23 September 2022


**9 ELLAND COURT CRAIGIEBURN
VIC 3064**
 4  2  2

Sold Price

^{RS} **\$672,500** Sold Date **27-Aug-22**

Distance **0.02km**

**40 GREVILLEA STREET
CRAIGIEBURN VIC 3064**
 4  2  2

Sold Price

^{RS} **\$650,000** Sold Date **27-Aug-22**

Distance **1.15km**

**73 EVERGREEN CRESCENT
CRAIGIEBURN VIC 3064**
 4  2  2

Sold Price

^{RS} **\$630,000** Sold Date **31-Aug-22**

Distance **1.58km**
RS = Recent sale

UN = Undisclosed Sale

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