

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

15/60-70 CRADLE MOUNTAIN DRIVE 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jan 2024

to

31 Dec 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

2/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$470,000	21-Sep-24
29 KIRKSTEAD GROVE CRAIGIEBURN VIC 3064	\$491,000	27-Nov-24
841 AITKEN BOULEVARD CRAIGIEBURN VIC 3064	\$480,000	12-Oct-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: 16 January 2025

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**2/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$470,000** Sold Date **21-Sep-24**

Distance **0.43km**



**29 KIRKSTEAD GROVE
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price ^{RS} **\$491,000** Sold Date **27-Nov-24**

Distance **1.41km**



**841 AITKEN BOULEVARD
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$480,000** Sold Date **12-Oct-24**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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