

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

5 ROKEBY CRESCENT 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

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

8 CARDIFF COURT CRAIGIEBURN VIC 3064	623000	13-Nov-24
4 BRIDGEWATER ROAD CRAIGIEBURN VIC 3064	750000	21-Sep-24
58 CENTENNIAL PARK DRIVE CRAIGIEBURN VIC 3064	661500	07-Dec-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.~~

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**8 CARDIFF COURT CRAIGIEBURN
VIC 3064**

3 2 1

Sold Price

^{RS} **623000**

Sold Date **13-Nov-24**

Distance **1.44km**



**4 BRIDGEWATER ROAD
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price

750000

Sold Date **21-Sep-24**

Distance **0.54km**



**58 CENTENNIAL PARK DRIVE
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price

^{RS} **661500**

Sold Date **07-Dec-24**

Distance **1.77km**

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

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