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

2/48 Pearl Drive, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$430,000		&		\$470,000			
Median sale price								
Median price	\$445,000	Pro	operty Type	Том	nhouse		Suburb	Craigieburn
Period - From	06/12/2023	to	05/12/2024		Sc	ource	Property	/ Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	11/8 Moresby Ct CRAIGIEBURN 3064	\$469,000	25/07/2024
2	3/205 James Mirams Dr ROXBURGH PARK 3064	\$460,000	02/07/2024
3	3/2 Marathon Blvd CRAIGIEBURN 3064	\$450,000	01/07/2024

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 six months.

This Statement of Information was prepared on:

06/12/2024 11:56



Harcourts





Property Type: Land Agent Comments John Konidaris 03 9842 8000 0412 776 650 john.konidaris@harcourts.com.au

Indicative Selling Price \$430,000 - \$470,000 Median Townhouse Price 06/12/2023 - 05/12/2024: \$445,000

Comparable Properties

11/8 Moresby Ct CRAIGIEBURN 3064 (REI/VG) Image: 1 3 Image: 2 Image: 2 Price: \$469,000 Method: Private Sale Date: 25/07/2024 Property Type: Townhouse (Single)	Agent Comments
3/205 James Mirams Dr ROXBURGH PARK 3064 (REI/VG) 3 2 2 2 Price: \$460,000 Method: Private Sale Date: 02/07/2024 Property Type: Townhouse (Single)	Agent Comments
3/2 Marathon Blvd CRAIGIEBURN 3064 (REI/VG) 3 1 1 Price: \$450,000 Method: Private Sale Date: 01/07/2024 Property Type: Townhouse (Single)	Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000



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