

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 between \$430,000 & \$470,000

Median sale price

Median price \$445,000 Property Type Townhouse Suburb Craigieburn

Period - From 06/12/2023 to 05/12/2024 Source 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.

	Address 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

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



Property Type: Land

Agent Comments

Comparable Properties



11/8 Moresby Ct CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$469,000

Method: Private Sale

Date: 25/07/2024

Property Type: Townhouse (Single)



3/205 James Mirams Dr ROXBURGH PARK 3064 (REI/VG)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 02/07/2024

Property Type: Townhouse (Single)



3/2 Marathon Blvd CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 01/07/2024

Property Type: Townhouse (Single)

Account - Harcourts Manningham | P: 03 9842 8000