

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

32/60-70 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jan 2022

to

31 Dec 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

8/9-19 GALTON CIRCUIT CRAIGIEBURN VIC 3064	\$388,000	24-Jan-23
2/41 FURLONG STREET CRAIGIEBURN VIC 3064	\$390,000	09-Dec-22
11B HUNTINGTON DRIVE CRAIGIEBURN VIC 3064	\$400,000	12-Sep-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: 25 January 2023



**8/9-19 GALTON CIRCUIT
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price ^{RS} **\$388,000** Sold Date **24-Jan-23**

Distance **1.31km**



**2/41 FURLONG STREET
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price ^{RS} **\$390,000** Sold Date **09-Dec-22**

Distance **1.96km**



**11B HUNTINGTON DRIVE
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$400,000** Sold Date **12-Sep-22**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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