

## 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

57 CREEKWOOD DRIVE CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2022

to

31 Mar 2023

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

5 TRECASTLE COURT CRAIGIEBURN VIC 3064	\$726,500	04-Mar-23
13 PADDINGTON STREET CRAIGIEBURN VIC 3064	\$690,000	05-Nov-22
4 PENOLA PLACE CRAIGIEBURN VIC 3064	\$683,000	31-Jan-23

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: 06 April 2023

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## 5 TRECASTLE COURT CRAIGIEBURN VIC 3064

4 2 2

Sold Price

**\$726,500**

Sold Date **04-Mar-23**

Distance

**0.55km**



## 13 PADDINGTON STREET CRAIGIEBURN VIC 3064

4 2 2

Sold Price

**\$690,000**

Sold Date **05-Nov-22**

Distance

**0.66km**



## 4 PENOLA PLACE CRAIGIEBURN VIC 3064

4 2 2

Sold Price

**\$683,000**

Sold Date **31-Jan-23**

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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