

## 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

198 HIGHLANDER DRIVE CRAIGIEBURN VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$675,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Land

Suburb

Craigieburn

Period-from

01 Oct 2023

to

30 Sep 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

11 ERASMUS AVENUE CRAIGIEBURN VIC 3064	\$700,000	20-Oct-23
218 HIGHLANDER DRIVE CRAIGIEBURN VIC 3064	\$710,000	19-Sep-24
68 SUMAR DRIVE MICKLEHAM VIC 3064	\$718,000	07-Sep-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: 29 October 2024



Moe Al-mnahi  
M 0466121826  
E Moe@monterarealestate.com.au



**11 ERASMUS AVENUE  
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price **\$700,000** Sold Date **20-Oct-23**

Distance **0.04km**



**218 HIGHLANDER DRIVE  
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price <sup>RS</sup> **\$710,000** Sold Date **19-Sep-24**

Distance **0.13km**



**68 SUMAR DRIVE MICKLEHAM VIC  
3064**

4 2 2

Sold Price **\$718,000** Sold Date **07-Sep-23**

Distance **0.41km**

RS = Recent sale      UN = Undisclosed Sale

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