

## 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

18 GARDNER TERRACE 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 37 PEPPERTREE PARADE CRAIGIEBURN VIC 3064   | \$615,000 | 23-Jan-23 |
| 22 HUNTINGFIELD STREET CRAIGIEBURN VIC 3064 | \$610,000 | 08-Oct-22 |
| 106 BLUEBELL DRIVE CRAIGIEBURN VIC 3064     | \$610,000 | 26-Nov-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: 29 January 2023


**37 PEPPERTREE PARADE  
CRAIGIEBURN VIC 3064**

 4
  2
  2

Sold Price

<sup>RS</sup>
**\$615,000**

Sold Date

**23-Jan-23**

Distance

**0.2km**

**22 HUNTINGFIELD STREET  
CRAIGIEBURN VIC 3064**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**08-Oct-22**

Distance

**1.69km**

**106 BLUEBELL DRIVE  
CRAIGIEBURN VIC 3064**

 4
  2
  2

Sold Price

<sup>RS</sup>
**\$610,000**

Sold Date

**26-Nov-22**

Distance

**0.23km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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