

## 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

19 XENOLITH 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

\$800,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Land

Suburb

Craigieburn

Period-from

01 Jan 2024

to

31 Dec 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

6 ELLENBOROUGH COURT CRAIGIEBURN VIC 3064	\$830,000	21-Sep-24
82 SCENERY DRIVE CRAIGIEBURN VIC 3064	\$800,000	07-Aug-24
19 DISTINCTION AVENUE CRAIGIEBURN VIC 3064	\$800,000	16-Aug-24

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: 21 January 2025



**6 ELLENBOROUGH COURT  
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price **\$830,000** Sold Date **21-Sep-24**

Distance **0.02km**



**82 SCENERY DRIVE CRAIGIEBURN  
VIC 3064**

4 2 2

Sold Price **\$800,000** Sold Date **07-Aug-24**

Distance **1.16km**



**19 DISTINCTION AVENUE  
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price

Sold Date **16-Aug-24**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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