

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 GRANGE RISE 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

\$1,180,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

7 BARONET RISE CRAIGIEBURN VIC 3064	1100000	30-Mar-22
39 EXCELSIOR HEIGHTS CRAIGIEBURN VIC 3064	1050000	09-May-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 25 July 2022



**7 BARONET RISE CRAIGIEBURN
VIC 3064**

 5  3  2

Sold Price

1100000

Sold Date **30-Mar-22**

Distance **0.59km**



**39 EXCELSIOR HEIGHTS
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price

^{RS} **1050000**

Sold Date **09-May-22**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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