

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

25/8 Moresby Court 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

or range
between

\$379,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2021

to

31 Jan 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

1/88 Balyang Way Craigieburn VIC 3064	\$380,000	03-Aug-21
84 Baronial Way Craigieburn VIC 3064	\$387,500	30-Oct-21
44/1 Hyde Park Avenue Craigieburn VIC 3064	\$385,000	24-Feb-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: 26 February 2022



1/88 Balyang Way Craigieburn VIC 3064

Sold Price

\$380,000

Sold Date

03-Aug-21

 2

 1

 1

Distance

0.72km



84 Baronial Way Craigieburn VIC 3064

Sold Price

\$387,500

Sold Date

30-Oct-21

 2

 1

 1

Distance

0.99km



44/1 Hyde Park Avenue Craigieburn VIC 3064

Sold Price

^{RS} **\$385,000**

Sold Date

24-Feb-22

 2

 1

 1

Distance

2.71km

RS = Recent sale

UN = Undisclosed Sale

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