

## 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

4 STUDLEY PARK WAY 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

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2022

to

30 Jun 2023

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 8 ROSEWOOD PLACE CRAIGIEBURN VIC 3064   | \$560,000 | 10-Mar-23 |
| 15 SWINBURNE CLOSE CRAIGIEBURN VIC 3064 | \$570,000 | 10-Feb-23 |
| 61 WILLMOTT DRIVE CRAIGIEBURN VIC 3064  | \$565,000 | 16-Mar-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: 24 July 2023



**8 ROSEWOOD PLACE  
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price **\$560,000** Sold Date **10-Mar-23**

Distance **0.45km**



**15 SWINBURNE CLOSE  
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price **\$570,000** Sold Date **10-Feb-23**

Distance **0.48km**



**61 WILLMOTT DRIVE CRAIGIEBURN  
VIC 3064**

 3  2  1

Sold Price **\$565,000** Sold Date **16-Mar-23**

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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