

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

LOT 60326 CHEPSTOW STREET 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Other

Suburb

Craigieburn

Period-from

01 Mar 2024

to

28 Feb 2025

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

141 DRYLAND BOULEVARD MICKLEHAM VIC 3064	456000	14-Oct-24
2 ANISEED STREET MICKLEHAM VIC 3064	413000	02-Oct-24
133 DRYLAND BOULEVARD MICKLEHAM VIC 3064	456000	13-Nov-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: 17 March 2025

**141 DRYLAND BOULEVARD
MICKLEHAM VIC 3064**

Sold Price

456000

Sold Date

14-Oct-24

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Distance

1.84km

**2 ANISEED STREET MICKLEHAM
VIC 3064**

Sold Price

413000

Sold Date

02-Oct-24

 -  -  -

Distance

1.74km

**133 DRYLAND BOULEVARD
MICKLEHAM VIC 3064**

Sold Price

456000

Sold Date

13-Nov-24

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Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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