

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

10/6 LITTLE WINDROCK LANE 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,500

Property type

Unit

Suburb

Craigieburn

Period-from

01 Mar 2022

to

28 Feb 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

10 YARRAMIE CIRCUIT CRAIGIEBURN VIC 3064	\$460,000	27-Oct-22
32 FEATHERPARK WAY CRAIGIEBURN VIC 3064	\$460,000	10-Jan-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: 28 March 2023

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