Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	e										
Address Including suburb and postcode	10/6 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064										
Indicative selling price For the meaning of this price	e see consumer.vi	c.gov.au	ı/underquoti	ng (*D	elete single pric	e or range	as applicable)				
Single Price	or range between \$440				\$440,000	& \$460,000					
Median sale price (*Delete house or unit as ap	plicable)										
Median Price	\$431,500	Prop	operty type Unit		Unit	Suburb	Craigieburn				
Period-from	01 Mar 2022	to	28 Feb 2023 Sou			Corelogic					
Comparable property s A* These are the three estate agent or agen Address of comparable pr	properties sold wit t's representative	hin two	k ilometres o	fthep	roperty for sale	operty for :					
10 YARRAMIE CIRCUIT CRAIGIEBURN VIC 3064						60,000	27-Oct-22				
32 FEATHERPARK WAY CRAIGIEBURN VIC 3064						\$460,000 10-Jan-23					
				4							
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



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered fo	r sale	•										
Addro Including suburb a postco	and	14/6 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064										
Indicative selling p		,			/*D			on ann Earth (a)				
For the meaning of this	s price	see consumer.vi	c.gov.aı	u/underquotin	g (~D	elete single pric	e or range	as applicable)				
Single Pr	Single Price or range between				1	\$440,000	&	\$470,000				
Median sale price (*Delete house or unit a	as app	licable)										
Median Pr	rice	\$431,500	Property type Ur			Unit	Suburb	Craigieburn				
Period-fr	om	01 Mar 2022	to	to 28 Feb 2023			Corelogic					
Comparable prope	rty sa	ales (*Delete A	or B I	below as ap	plica	able)		6				
		roperties sold wit 's representative						3 months that the sale.				
Address of comparable property								Date of sale				
10 YARRAMIE CIRCUIT CRAIGIEBURN VIC 3064						\$4	\$460,000 27-Oct-22					
32 FEATHERPARK WAY CRAIGIEBURN VIC 3064						\$46	000,00	10-Jan-23				
	4				4							

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.

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