

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

9 EREMAEA ROAD 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,750

Property type

Other

Suburb

Craigieburn

Period-from

01 Aug 2021

to

31 Jul 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

6 BURROWS PLACE CRAIGIEBURN VIC 3064	\$491,000	27-Apr-22
7 LION CHASE CRAIGIEBURN VIC 3064	\$505,000	09-Jul-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: 04 August 2022


**6 BURROWS PLACE CRAIGIEBURN
VIC 3064**

Sold Price

\$491,000

Sold Date

27-Apr-22


3



2



2

Distance

1.93km

**7 LION CHASE CRAIGIEBURN VIC
3064**

Sold Price

^{RS} **\$505,000**

Sold Date

09-Jul-22


3



2



1

Distance

2km
RS = Recent sale

UN = Undisclosed Sale

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