

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

5 PEDDAR WAY 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

\$870,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Craigieburn

Period-from

01 Mar 2021

to

28 Feb 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

5 BARONIAL WAY CRAIGIEBURN VIC 3064	\$905,000	17-Dec-21
113 WATERVIEW BOULEVARD CRAIGIEBURN VIC 3064	\$923,000	06-Feb-22
108 WATERVIEW BOULEVARD CRAIGIEBURN VIC 3064	\$900,000	09-Feb-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: 10 March 2022



**5 BARONIAL WAY CRAIGIEBURN
VIC 3064**

 4  2  2

Sold Price

\$905,000

Sold Date

17-Dec-21

Distance

1.25km



**113 WATERVIEW BOULEVARD
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price

^{RS} **\$923,000**

Sold Date

06-Feb-22

Distance

1.35km



**108 WATERVIEW BOULEVARD
CRAIGIEBURN VIC 3064**

 4  3  2

Sold Price

^{RS} **\$900,000**

Sold Date

09-Feb-22

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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