

## 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

600 GRAND BOULEVARD CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$665,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2021

to

30 Jun 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 17 MILLICENT DRIVE CRAIGIEBURN VIC 3064      | \$690,000 | 09-Apr-22 |
| 27 FEATHERWOOD CRESCENT CRAIGIEBURN VIC 3064 | \$755,500 | 08-Apr-22 |
| 29 SCHEFFLERA STREET CRAIGIEBURN VIC 3064    | \$725,000 | 19-May-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: 12 July 2022



**17 MILLICENT DRIVE CRAIGIEBURN VIC 3064**

Sold Price

**\$690,000**

Sold Date **09-Apr-22**

 4  2  2

Distance -



**27 FEATHERWOOD CRESCENT CRAIGIEBURN VIC 3064**

Sold Price

**\$755,500**

Sold Date **08-Apr-22**

 5  2  2

Distance **0.08km**



**29 SCHEFFLERA STREET CRAIGIEBURN VIC 3064**

Sold Price

**\$725,000**

Sold Date **19-May-22**

 4  2  2

Distance **0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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