

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

3 Cropton Rise, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000

&

\$710,000

Median sale price

Median price \$650,000

Property Type House

Suburb Craigieburn

Period - From 01/04/2023

to

30/06/2023

Source REIV

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 six 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
1	18 Coulee St CRAIGIEBURN 3064	\$716,000	24/07/2023
2	57 Kinglake Cr CRAIGIEBURN 3064	\$710,000	01/08/2023
3	17 Mottlecah Cirt CRAIGIEBURN 3064	\$705,000	07/08/2023

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 six months.~~

This Statement of Information was prepared on:

15/08/2023 16:36



Property Type: Strata Unit/Flat

Land Size: 540 sqm approx

Agent Comments

Comparable Properties



18 Coulee St CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$716,000

Method: Private Sale

Date: 24/07/2023

Property Type: House



57 Kinglake Cr CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 01/08/2023

Property Type: House

Land Size: 560 sqm approx



17 Mottlecrah Cirt CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 07/08/2023

Property Type: House (Res)

Land Size: 392 sqm approx