

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

21 RAVENWOODS 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

\$470,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Feb 2022

to

31 Jan 2023

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

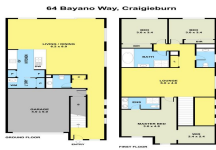
Date of sale

64 BAYANO WAY CRAIGIEBURN VIC 3064	\$515,000	17-Aug-22
2 ESTEEM ROAD CRAIGIEBURN VIC 3064	\$540,000	11-Jun-22
14 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064	\$490,000	10-Jun-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: 02 February 2023



64 BAYANO WAY CRAIGIEBURN VIC 3064

 3
  2
  1

Sold Price

\$515,000

Sold Date

17-Aug-22

Distance

0.98km


2 ESTEEM ROAD CRAIGIEBURN VIC 3064

 3
  2
  1

Sold Price

\$540,000

Sold Date

11-Jun-22

Distance

1.37km


14 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064

 3
  2
  1

Sold Price

\$490,000

Sold Date

10-Jun-22

Distance

1.05km
RS = Recent sale

UN = Undisclosed Sale

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