

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

2/41 FURLONG STREET 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Sep 2021

to

31 Aug 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

3/25 LYGON DRIVE CRAIGIEBURN VIC 3064	\$389,000	24-May-22
22/8 MORESBY COURT CRAIGIEBURN VIC 3064	\$390,000	04-Apr-22
34 ALEXANDER CIRCUIT CRAIGIEBURN VIC 3064	\$400,000	11-Apr-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: 09 September 2022



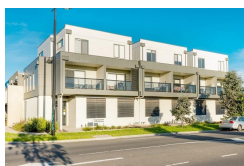
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**3/25 LYGON DRIVE CRAIGIEBURN
VIC 3064**

2 1 1

Sold Price

\$389,000

Sold Date **24-May-22**

Distance

0.05km



**22/8 MORESBY COURT
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price

\$390,000

Sold Date **04-Apr-22**

Distance

1.09km



**34 ALEXANDER CIRCUIT
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price

\$400,000

Sold Date **11-Apr-22**

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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