

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 LAPIS WALK 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

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 five kilometres of the property for sale in the last 18 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

12 TOOMBAL PLACE CRAIGIEBURN VIC 3064	495000	07-Feb-22
23 LAPIS WALK CRAIGIEBURN VIC 3064	457500	26-May-22
1/8-10 FORTITUDE DRIVE CRAIGIEBURN VIC 3064	488000	06-Jan-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 July 2022



12 TOOMBAL PLACE CRAIGIEBURN VIC 3064

 2  2  1

Sold Price 495000 Sold Date 07-Feb-22

Distance **0.77km**



23 LAPIS WALK CRAIGIEBURN VIC 3064

 2  2  1

RS 457500 Sold Date 26-May-22

Distance **-**



1/8-10 FORTITUDE DRIVE CRAIGIEBURN VIC 3064

 3  2  1

Sold Price

488000 Sold Date 06-Jan-22

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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