

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

Indicative selling price

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

Single Price

\$1,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Land

Suburb

Craigieburn

Period-from

01 Jan 2022

to

31 Dec 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

26 EXPORT ROAD CRAIGIEBURN VIC 3064	\$1,446,500	02-May-22
26A EXPORT ROAD CRAIGIEBURN VIC 3064	\$1,155,000	01-Apr-22
77 YELLOWBOX DRIVE CRAIGIEBURN VIC 3064	\$1,338,480	31-Aug-21

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: 16 January 2023

**26 EXPORT ROAD CRAIGIEBURN
VIC 3064**

Sold Price

\$1,446,500 Sold Date **02-May-22** -  -  -Distance **0.34km****26A EXPORT ROAD CRAIGIEBURN
VIC 3064**

Sold Price

\$1,155,000 Sold Date **01-Apr-22** -  -  -Distance **0.34km****77 YELLOWBOX DRIVE
CRAIGIEBURN VIC 3064**

Sold Price

\$1,338,480 Sold Date **31-Aug-21** -  -  -Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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