

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

7 ADMIRATION DRIVE 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---|-----------|-----------|
| 43 VULCAN DRIVE CRAIGIEBURN VIC 3064 | \$905,000 | 14-Dec-24 |
| 44 ROSETTE PARADE CRAIGIEBURN VIC 3064 | \$911,000 | 15-Oct-24 |
| 7 DISTINCTION AVENUE CRAIGIEBURN VIC 3064 | \$940,000 | 15-Aug-24 |

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: 12 February 2025



**43 VULCAN DRIVE CRAIGIEBURN
VIC 3064**

4 2 2

Sold Price

^{RS} **\$905,000**

Sold Date

14-Dec-24

Distance

1.9km



**44 ROSETTE PARADE
CRAIGIEBURN VIC 3064**

5 3 2

Sold Price

\$911,000

Sold Date

15-Oct-24

Distance

2.36km



**7 DISTINCTION AVENUE
CRAIGIEBURN VIC 3064**

4 3 2

Sold Price

\$940,000

Sold Date

15-Aug-24

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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