

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

5 ARDSLEY CIRCUIT 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,750

Property type

House

Suburb

Craigieburn

Period-from

01 Nov 2021

to

31 Oct 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

5 ROCKWALL DRIVE CRAIGIEBURN VIC 3064	\$578,000	30-Sep-22
10 KINGLAKE CRESCENT CRAIGIEBURN VIC 3064	\$555,000	28-Sep-22
26 JONESFIELD STREET CRAIGIEBURN VIC 3064	\$560,000	12-Nov-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: 21 November 2022



**5 ROCKWALL DRIVE
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price ^{RS} **\$578,000** Sold Date **30-Sep-22**

Distance **1.23km**



**10 KINGLAKE CRESCENT
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$555,000** Sold Date **28-Sep-22**

Distance **1.35km**

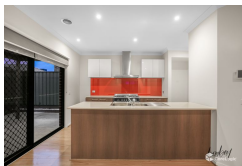


**26 JONESFIELD STREET
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price ^{RS} **\$560,000** Sold Date **12-Nov-22**

Distance **2.06km**



**65 GATESHEAD STREET
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price ^{RS} **\$585,000** Sold Date **26-Oct-22**

Distance **2.28km**

RS = Recent sale

UN = Undisclosed Sale

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