

## 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

25 BURRORA WAY CRAIGIEBURN VIC 3064

### Indicative selling price

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

Single Price

\$759,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Craigieburn

Period-from

01 Mar 2021

to

28 Feb 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

8 GARDENIA CLOSE CRAIGIEBURN VIC 3064	\$700,000	11-Dec-21
5 PERTH STREET CRAIGIEBURN VIC 3064	\$715,000	04-Dec-21
11 EXPLORERS PLACE CRAIGIEBURN VIC 3064	\$710,000	04-Dec-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: 20 March 2022



**8 GARDENIA CLOSE CRAIGIEBURN VIC 3064** Sold Price **\$700,000** Sold Date **11-Dec-21**

 4  2  2

Distance **0.99km**



**5 PERTH STREET CRAIGIEBURN VIC 3064** Sold Price **\$715,000** Sold Date **04-Dec-21**

 4  2  2

Distance **1.04km**



**11 EXPLORERS PLACE CRAIGIEBURN VIC 3064** Sold Price **\$710,000** Sold Date **04-Dec-21**

 4  2  2

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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