

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

9/335 GRAND BOULEVARD 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$433,000

Property type

Unit

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

88/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$357,500	28-May-24
30 WINDROCK AVENUE CRAIGIEBURN VIC 3064	\$359,000	19-Aug-23
7/85 GREVILLEA STREET CRAIGIEBURN VIC 3064	\$360,000	30-Apr-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: 11 February 2025



RELIANCE

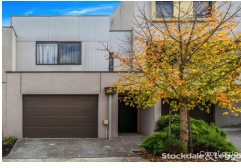
real estate

Karan Kamboj

P 0383723333

M 0456758639

E Karan.kamboj@rrestate.com.au



**88/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$357,500** Sold Date **28-May-24**

Distance **0.27km**



**30 WINDROCK AVENUE
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$359,000** Sold Date **19-Aug-23**

Distance **1.23km**



**7/85 GREVILLEA STREET
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$360,000** Sold Date **30-Apr-24**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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