

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 ROSMEAD STREET 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

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

11 OCTAVIO STREET CRAIGIEBURN VIC 3064	\$730,000	16-Mar-24
7 NINEVEH ROAD CRAIGIEBURN VIC 3064	\$740,000	02-Dec-23
168 HIGHLANDER DRIVE CRAIGIEBURN VIC 3064	\$747,000	21-Nov-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.~~

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11 OCTAVIO STREET CRAIGIEBURN Sold Price **\$730,000** Sold Date **16-Mar-24**
VIC 3064

4 2 2

Distance **0.32km**



7 NINEVEH ROAD CRAIGIEBURN Sold Price **\$740,000** Sold Date **02-Dec-23**
VIC 3064

4 2 2

Distance **0.45km**



168 HIGHLANDER DRIVE Sold Price **\$747,000** Sold Date **21-Nov-24**
CRAIGIEBURN VIC 3064

4 2 2

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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