

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

21 Royal Terrace, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$565,000

Median sale price

Median price \$659,750 Property Type House Suburb Craigieburn

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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
1	4 Scarborough Tce CRAIGIEBURN 3064	\$565,000	18/05/2024
2	10 Willmott Dr CRAIGIEBURN 3064	\$530,000	29/05/2024
3	7 Cherry Blossom Cl CRAIGIEBURN 3064	\$523,000	10/02/2024

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 six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$520,000 - \$565,000

Median House Price

March quarter 2024: \$659,750



3 2 1

Property Type: House

Land Size: 312 sqm approx

Agent Comments

Comparable Properties



4 Scarborough Tce CRAIGIEBURN 3064 (REI) **Agent Comments**

2 2 1

Price: \$565,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 337 sqm approx



10 Willmott Dr CRAIGIEBURN 3064 (REI) **Agent Comments**

3 1 1

Price: \$530,000

Method: Sold Before Auction

Date: 29/05/2024

Property Type: House (Res)

7 Cherry Blossom Ct CRAIGIEBURN 3064 (REI/VG) **Agent Comments**

3 1 1

Price: \$523,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 300 sqm approx

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