

# 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 64 Highlander Drive, Craigieburn, VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$780,000

&

\$850,000

### Median sale price

Median price

\$713,000

Property Type

House

Suburb

Craigieburn (3064)

Period - From

26/09/2023

to

26/09/2024

Source

REA

### Comparable property sales

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 |
|-----------------------------------------------|-----------|--------------|
| 14 CAVALIER DRIVE, CRAIGIEBURN VIC 3064       | \$810,000 | 24/05/2024   |
| 99 JUSCELINA DRIVE, CRAIGIEBURN VIC 3064      | \$820,000 | 17/08/2024   |
| 301 WATERVIEW BOULEVARD, CRAIGIEBURN VIC 3064 | \$810,000 | 22/06/2024   |

This Statement of Information was prepared on: 26/09/2024