

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/2 MARATHON 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

44 FURLONG STREET CRAIGIEBURN VIC 3064	380000	11-Oct-22
17/1-27 PUNT STREET CRAIGIEBURN VIC 3064	390000	12-Sep-22
42 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064	431000	07-Jun-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 19 October 2022


**44 FURLONG STREET
CRAIGIEBURN VIC 3064**

 2  2  1

Sold Price

^{RS}
380000

Sold Date

11-Oct-22

Distance

0.5km

**17/1-27 PUNT STREET
CRAIGIEBURN VIC 3064**

 3  1  1

Sold Price

^{RS}
390000
^{UN}

Sold Date

12-Sep-22

Distance

0.28km

**42 LITTLE WINDROCK LANE
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price

431000

Sold Date

07-Jun-22

Distance

0.2km
RS = Recent sale

UN = Undisclosed Sale

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