

## 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

15/60-70 CRADLE MOUNTAIN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$465,000

&

\$495,000

### 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

2/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$470,000	21-Sep-24
841 AITKEN BOULEVARD CRAIGIEBURN VIC 3064	\$480,000	12-Oct-24
29 KIRKSTEAD GROVE CRAIGIEBURN VIC 3064	\$491,000	27-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.~~

This Statement of Information was prepared on: 17 February 2025

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**2/1-15 BEDDISON ROAD  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$470,000** Sold Date **21-Sep-24**

Distance **0.43km**



**841 AITKEN BOULEVARD  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$480,000** Sold Date **12-Oct-24**

Distance **1.57km**



**29 KIRKSTEAD GROVE  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price <sup>RS</sup> **\$491,000** Sold Date **27-Nov-24**

Distance **1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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