

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

261 WINDROCK AVENUE 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Dec 2023

to

30 Nov 2024

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

1/78 BRIDGEWATER ROAD CRAIGIEBURN VIC 3064	\$422,000	09-Nov-24
113/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$424,000	12-Aug-24
24 PENHALL DRIVE CRAIGIEBURN VIC 3064	\$440,000	05-Dec-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: 12 December 2024



**1/78 BRIDGEWATER ROAD
CRAIGIEBURN VIC 3064**

 3  1  -

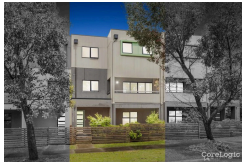
Sold Price

^{RS}

\$422,000

Sold Date **09-Nov-24**

Distance **2.27km**



**113/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price

\$424,000

Sold Date **12-Aug-24**

Distance **1.24km**



**24 PENHALL DRIVE CRAIGIEBURN
VIC 3064**

 2  1  1

Sold Price

^{RS}

\$440,000

Sold Date **05-Dec-24**

Distance **2.17km**

RS = Recent sale

UN = Undisclosed Sale

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