

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

29/60-70 CRADLE MOUNTAIN DRIVE 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,500

Property type

Unit

Suburb

Craigieburn

Period-from

01 Mar 2024

to

28 Feb 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

25/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	\$470,000	01-Mar-25
29 KIRKSTEAD GROVE CRAIGIEBURN VIC 3064	\$491,000	27-Nov-24
550 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$590,000	02-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: 20 March 2025

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**25/60-70 CRADLE MOUNTAIN
DRIVE CRAIGIEBURN VIC 3064**

3 2 2

Sold Price

^{RS} **\$470,000** Sold Date **01-Mar-25**

Distance **0km**



**29 KIRKSTEAD GROVE
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price

\$491,000 Sold Date **27-Nov-24**

Distance **1.46km**



**550 GRAND BOULEVARD
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price

\$590,000 Sold Date **02-Dec-24**

Distance **2.07km**

RS = Recent sale **UN** = Undisclosed Sale

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