

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

3 MEADOWBANK LANE 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

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

6 CASTLEBURY PLACE CRAIGIEBURN VIC 3064	\$550,000	22-Oct-24
6 NEWLYN DRIVE CRAIGIEBURN VIC 3064	\$531,500	14-Dec-24
15 GRENVILLE TERRACE ROXBURGH PARK VIC 3064	\$525,000	27-Feb-25

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: 05 March 2025



**6 CASTLEBURY PLACE
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price **\$550,000** Sold Date **22-Oct-24**

Distance **0.49km**



**6 NEWLYN DRIVE CRAIGIEBURN
VIC 3064**

 3  1  1

Sold Price **\$531,500** Sold Date **14-Dec-24**

Distance **0.7km**



**15 GRENVILLE TERRACE
ROXBURGH PARK VIC 3064**

 3  2  2

Sold Price ^{RS} **\$525,000** Sold Date **27-Feb-25**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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