

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

6 STREAMSIDE 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

\$740,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2023

to

30 Sep 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 CAROB STREET MICKLEHAM VIC 3064	\$770,000	18-Jul-24
226 HIGHLANDER DRIVE CRAIGIEBURN VIC 3064	\$772,000	23-May-24
36 WHITFIELD CRESCENT CRAIGIEBURN VIC 3064	\$755,000	29-Jun-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: 02 October 2024



1 CAROB STREET MICKLEHAM VIC 3064

Sold Price

\$770,000

Sold Date

18-Jul-24

 4  3  2

Distance

1.32km



**226 HIGHLANDER DRIVE
CRAIGIEBURN VIC 3064**

Sold Price

\$772,000

Sold Date

23-May-24

 4  2  2

Distance

1.58km



**36 WHITFIELD CRESCENT
CRAIGIEBURN VIC 3064**

Sold Price

\$755,000

Sold Date

29-Jun-24

 4  2  2

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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