

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

8 GARFIELD WAY 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2024

to

31 Mar 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 MIDDLESBOROUGH DRIVE CRAIGIEBURN VIC 3064	\$883,500	07-Dec-24
33 RIVERWAY VIEW CRAIGIEBURN VIC 3064	\$882,000	15-Mar-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: 28 April 2025



2 MIDDLESBOROUGH DRIVE CRAIGIEBURN VIC 3064

4 2 2

Sold Price

\$883,500

Sold Date **07-Dec-24**

Distance

0.66km



33 RIVERWAY VIEW CRAIGIEBURN VIC 3064

4 2 2

Sold Price

^{RS} **\$882,000**

Sold Date **15-Mar-25**

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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