

## 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

18 EASTGATE ROAD CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2021

to

30 Sep 2022

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

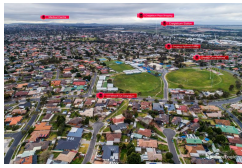
Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 14 FALMOUTH COURT CRAIGIEBURN VIC 3064   | \$697,000 | 10-Sep-22 |
| 13 SUNNYBROOK COURT CRAIGIEBURN VIC 3064 | \$659,000 | 17-Sep-22 |
| 26 LANGDON CRESCENT CRAIGIEBURN VIC 3064 | \$690,000 | 17-Sep-22 |

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: 19 October 2022



## 14 FALMOUTH COURT CRAIGIEBURN VIC 3064

4 2 2

Sold Price

RS

**\$697,000**

Sold Date

**10-Sep-22**

Distance

**0.93km**



## 13 SUNNYBROOK COURT CRAIGIEBURN VIC 3064

4 2 2

Sold Price

RS

**\$659,000**

Sold Date

**17-Sep-22**

Distance

**1.84km**



## 26 LANGDON CRESCENT CRAIGIEBURN VIC 3064

4 2 2

Sold Price

RS

**\$690,000**

Sold Date

**17-Sep-22**

Distance

**0.49km**

RS = Recent sale

UN = Undisclosed Sale

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