

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 CRAWLEY COURT 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,750

Property type

House

Suburb

Craigieburn

Period-from

01 Dec 2021

to

30 Nov 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

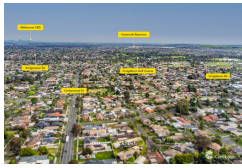
Date of sale

8 TENBY COURT CRAIGIEBURN VIC 3064	\$575,000	17-Nov-22
4 LINDFIELD COURT CRAIGIEBURN VIC 3064	\$580,000	27-Nov-22
38 CARLISLE STREET CRAIGIEBURN VIC 3064	\$546,000	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: 02 December 2022



8 TENBY COURT CRAIGIEBURN VIC 3064

Sold Price

RS

\$575,000

Sold Date

17-Nov-22



3



1



4

Distance

0.63km



4 LINDFIELD COURT CRAIGIEBURN VIC 3064

Sold Price

RS

\$580,000

Sold Date

27-Nov-22



3



1



5

Distance

2.7km



38 CARLISLE STREET CRAIGIEBURN VIC 3064

Sold Price

\$546,000

Sold Date

17-Sep-22



3



1



2

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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