

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

23 EMINENCE 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

\$600,000

&

\$635,000

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

3 CROSSKEYS ROAD CRAIGIEBURN VIC 3064	\$618,000	08-Oct-22
124 WATTLETREE STREET CRAIGIEBURN VIC 3064	\$623,500	12-Nov-22
10 SCOTNEY ROAD CRAIGIEBURN VIC 3064	\$617,500	27-Aug-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: 05 December 2022



3 CROSSKEYS ROAD CRAIGIEBURN VIC 3064

3 2 2

Sold Price

^{RS} \$618,000 Sold Date 08-Oct-22

Distance 0.34km



124 WATTLETREE STREET CRAIGIEBURN VIC 3064

3 2 2

Sold Price

^{RS} \$623,500 Sold Date 12-Nov-22

Distance 0.91km



10 SCOTNEY ROAD CRAIGIEBURN VIC 3064

3 2 2

Sold Price

\$617,500 Sold Date 27-Aug-22

Distance 0.39km

RS = Recent sale

UN = Undisclosed Sale

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