

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

1 WAVERLEY 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

\$680,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2023

to

31 May 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

7 HEALEY STREET CRAIGIEBURN VIC 3064	\$680,000	09-Mar-24
28 MULBERRY PASS CRAIGIEBURN VIC 3064	\$685,000	16-May-24
2 ROKEBY CRESCENT CRAIGIEBURN VIC 3064	\$715,000	16-Mar-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: 03 June 2024



**7 HEALEY STREET CRAIGIEBURN
VIC 3064**

3 1 2

Sold Price

\$680,000

Sold Date **09-Mar-24**

Distance **1.28km**



**28 MULBERRY PASS CRAIGIEBURN
VIC 3064**

3 2 2

Sold Price

^{RS} **\$685,000**

Sold Date **16-May-24**

Distance **0.97km**



**2 ROKEBY CRESCENT
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price

\$715,000

Sold Date **16-Mar-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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