

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

10/60-70 Cradle Mountain Drive, Craigieburn Vic 3064
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$340,000

 &

\$370,000

Median sale price

Median price

\$433,500

 Property Type

Unit

 Suburb

Craigieburn

Period - From

01/01/2024

 to

31/03/2024

 Source

REIV

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 six 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
1	6/60 Cradle Mountain Dr CRAIGIEBURN 3064	\$375,000	08/02/2024
2	75/1-15 Beddison Rd CRAIGIEBURN 3064	\$365,000	05/03/2024
3	14/11 Troward Harvey Way CRAIGIEBURN 3064	\$346,000	13/02/2024

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 six months.~~

This Statement of Information was prepared on:

12/06/2024 13:42

10/60-70 Cradle Mountain Drive, Craigieburn Vic 3064



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Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

March quarter 2024: \$433,500



2 1 1

Property Type: Strata Unit/Flat

Land Size: 143 sqm approx

Agent Comments

Comparable Properties



6/60 Cradle Mountain Dr CRAIGIEBURN 3064 (REI/VG)

Agent Comments

2 1 1

Price: \$375,000

Method: Private Sale

Date: 08/02/2024

Property Type: Townhouse (Single)



75/1-15 Beddison Rd CRAIGIEBURN 3064 (REI)

Agent Comments

2 1 1

Price: \$365,000

Method: Private Sale

Date: 05/03/2024

Property Type: Townhouse (Single)

Land Size: 151 sqm approx



14/11 Troward Harvey Way CRAIGIEBURN 3064 (REI/VG)

Agent Comments

2 1 1

Price: \$346,000

Method: Private Sale

Date: 13/02/2024

Property Type: House

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



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