

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

10/9-19 GALTON CIRCUIT 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Feb 2023

to

31 Jan 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

37 CLARENDON AVENUE CRAIGIEBURN VIC 3064	\$454,500	11-Nov-23
54 BRUNSWICK CRESCENT CRAIGIEBURN VIC 3064	\$450,000	18-Dec-23

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.

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**37 CLARENDON AVENUE
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$454,500** Sold Date **11-Nov-23**

Distance **0.85km**



**54 BRUNSWICK CRESCENT
CRAIGIEBURN VIC 3064**

2 1 -

Sold Price **\$450,000** Sold Date **18-Dec-23**

Distance **1.07km**

RS = Recent sale UN = Undisclosed Sale

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