

## 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 OAKVILLE PLACE CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2022

to

31 Jul 2023

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

6 BOTTLEBRUSH ROAD CRAIGIEBURN VIC 3064	710000	04-Aug-23
19 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	713000	24-Jul-23
29 DAYMAR CIRCUIT CRAIGIEBURN VIC 3064	695000	30-May-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.~~

This Statement of Information was prepared on: 21 August 2023



**6 BOTTLEBRUSH ROAD  
 CRAIGIEBURN VIC 3064**

4 2 2

Sold Price <sup>RS</sup> **710000** Sold Date **04-Aug-23**

Distance **1.35km**



**19 CRADLE MOUNTAIN DRIVE  
 CRAIGIEBURN VIC 3064**

4 2 2

Sold Price <sup>RS</sup> **713000**<sup>UN</sup> Sold Date **24-Jul-23**

Distance **0.53km**



**29 DAYMAR CIRCUIT  
 CRAIGIEBURN VIC 3064**

4 2 2

Sold Price **695000** Sold Date **30-May-23**

Distance **1.86km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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