

## 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 OSPREY 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

\$649,000

&

\$713,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

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

25 LOUDON CIRCUIT CRAIGIEBURN VIC 3064	700000	12-Oct-23
4 SOMERSBY ROAD CRAIGIEBURN VIC 3064	682000	10-Feb-24
10 TUSSOCK ROAD CRAIGIEBURN VIC 3064	695000	07-Nov-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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**25 LOUDON CIRCUIT  
 CRAIGIEBURN VIC 3064**

4 2 2

Sold Price **700000** Sold Date **12-Oct-23**

Distance **1.96km**



**4 SOMERSBY ROAD CRAIGIEBURN  
 VIC 3064**

4 2 2

Sold Price <sup>RS</sup> **682000** Sold Date **10-Feb-24**

Distance **0.85km**



**10 TUSSOCK ROAD CRAIGIEBURN  
 VIC 3064**

4 2 2

Sold Price **695000** Sold Date **07-Nov-23**

Distance **1.42km**

RS = Recent sale      UN = Undisclosed Sale

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