

## 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

106 MARATHON BOULEVARD 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

\$390,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jan 2023

to

31 Dec 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

23 REGATTA DRIVE CRAIGIEBURN VIC 3064	\$427,000	15-Sep-23
771 AITKEN BOULEVARD CRAIGIEBURN VIC 3064	\$450,000	06-Sep-23
137 MARATHON BOULEVARD CRAIGIEBURN VIC 3064	\$470,000	25-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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**23 REGATTA DRIVE CRAIGIEBURN VIC 3064** Sold Price **\$427,000** Sold Date **15-Sep-23**

2 2 1

Distance **0.06km**



**771 AITKEN BOULEVARD CRAIGIEBURN VIC 3064** Sold Price **\$450,000** Sold Date **06-Sep-23**

2 2 1

Distance **0.39km**



**137 MARATHON BOULEVARD CRAIGIEBURN VIC 3064** Sold Price **\$470,000** Sold Date **25-Nov-23**

2 2 1

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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