

## 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

11/8 MORESBY COURT 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

\$469,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jul 2023

to

30 Jun 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

10/8 MORESBY COURT CRAIGIEBURN VIC 3064	\$455,000	23-Feb-24
17/8 MORESBY COURT CRAIGIEBURN VIC 3064	\$481,000	02-Mar-24

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: 09 July 2024

**10/8 MORESBY COURT  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$455,000** Sold Date **23-Feb-24**Distance **0.01km****17/8 MORESBY COURT  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$481,000** Sold Date **02-Mar-24**Distance **0.04km**

RS = Recent sale      UN = Undisclosed Sale

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