

## 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 GIFT ROAD 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

\$515,000

&

\$565,000

### 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

|  |           |           |
|--|-----------|-----------|
| 24 GALLANTRY AVENUE CRAIGIEBURN VIC 3064 | \$510,000 | 02-Feb-24 |
| 8 GERALD STREET CRAIGIEBURN VIC 3064     | \$545,000 | 13-Dec-23 |
| 14 BENTHAM STREET ROXBURGH PARK VIC 3064 | \$530,000 | 15-Jan-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: 13 February 2024


**24 GALLANTRY AVENUE  
CRAIGIEBURN VIC 3064**
 3  2  1

 Sold Price <sup>RS</sup> **\$510,000** Sold Date **02-Feb-24**

 Distance **0.28km**

**8 GERALD STREET CRAIGIEBURN  
VIC 3064**
 3  2  1

 Sold Price **\$545,000** Sold Date **13-Dec-23**

 Distance **3.05km**

**14 BENTHAM STREET ROXBURGH  
PARK VIC 3064**
 3  2  1

 Sold Price <sup>RS</sup> **\$530,000** Sold Date **15-Jan-24**

 Distance **4.18km**

RS = Recent sale

UN = Undisclosed Sale

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