

## 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 KELSO STREET 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 May 2023

to

30 Apr 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

7 DAYBREAK STREET EPPING VIC 3076	\$705,000	22-May-24
4 LANGRIDGE DRIVE EPPING VIC 3076	\$681,000	02-Dec-23
20 BUCKINGHAM PLACE SUNBURY VIC 3429	\$730,000	26-Feb-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: 18 May 2024



**7 DAYBREAK STREET EPPING VIC 3076**

Sold Price

<sup>RS</sup>

**\$705,000**

Sold Date

**22-May-24**

 3  2  2

Distance

**10.85km**



**4 LANGRIDGE DRIVE EPPING VIC 3076**

Sold Price

**\$681,000**

Sold Date

**02-Dec-23**

 3  2  2

Distance

**10.97km**



**20 BUCKINGHAM PLACE SUNBURY VIC 3429**

Sold Price

**\$730,000**

Sold Date

**26-Feb-24**

 3  2  2

Distance

**15.52km**



**4 ECHELON ROAD DOREEN VIC 3754**

Sold Price

**\$740,000**

Sold Date

**09-Mar-24**

 3  2  2

Distance

**18.47km**

RS = Recent sale

UN = Undisclosed Sale

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