

## 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

12 FARRELL 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

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$438,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Nov 2022

to

31 Oct 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

1/194 NEWBURY BOULEVARD CRAIGIEBURN VIC 3064	\$377,000	14-Oct-23
15 HUNTINGFIELD STREET CRAIGIEBURN VIC 3064	\$395,000	08-Jul-23
23 HUNTINGFIELD STREET CRAIGIEBURN VIC 3064	\$395,000	26-Jun-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.~~

This Statement of Information was prepared on: 27 November 2023

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**1/194 NEWBURY BOULEVARD  
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price

<sup>RS</sup>

**\$377,000**

Sold Date

**14-Oct-23**

Distance

**1.32km**



**15 HUNTINGFIELD STREET  
CRAIGIEBURN VIC 3064**

2 1 2

Sold Price

**\$395,000**

Sold Date

**08-Jul-23**

Distance

**0.1km**



**23 HUNTINGFIELD STREET  
CRAIGIEBURN VIC 3064**

2 1 2

Sold Price

Sold Date

**26-Jun-23**

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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