

## 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

121 WATTLETREE 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

\$610,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2022

to

30 Sep 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

|   |           |           |
|---|-----------|-----------|
| 5 BARNELL STREET CRAIGIEBURN VIC 3064   | \$620,000 | 28-Apr-23 |
| 31 MILLICENT DRIVE CRAIGIEBURN VIC 3064 | \$690,000 | 04-May-23 |
| 12 BOLWARRA STREET CRAIGIEBURN VIC 3064 | \$650,000 | 28-May-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: 17 October 2023



**5 BARNELL STREET CRAIGIEBURN VIC 3064** Sold Price **\$620,000** Sold Date **28-Apr-23**

 3  2  2

Distance **0.67km**



**31 MILLICENT DRIVE CRAIGIEBURN VIC 3064** Sold Price **\$690,000** Sold Date **04-May-23**

 3  2  2

Distance **0.63km**



**12 BOLWARRA STREET CRAIGIEBURN VIC 3064** Sold Price **\$650,000** Sold Date **28-May-23**

 3  2  2

Distance **0.74km**

RS = Recent sale      UN = Undisclosed Sale

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