

## 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

13 ELMWOOD PLACE 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

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

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

|  |           |           |
|--|-----------|-----------|
| 11 WATERDALE RISE CRAIGIEBURN VIC 3064 | \$612,000 | 21-Dec-23 |
| 7 METTLE ROAD CRAIGIEBURN VIC 3064     | \$570,000 | 10-Nov-23 |
| 24 PYMBLE GARDENS CRAIGIEBURN VIC 3064 | \$560,000 | 20-Nov-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: 13 February 2024

**11 WATERDALE RISE CRAIGIEBURN VIC 3064** Sold Price<sup>RS</sup> **\$612,000** Sold Date **21-Dec-23**

3 2 2

Distance **0.3km****7 METTLE ROAD CRAIGIEBURN VIC 3064** Sold Price**\$570,000** Sold Date **10-Nov-23**

3 2 2

Distance **1.74km****24 PYMBLE GARDENS CRAIGIEBURN VIC 3064** Sold Price**\$560,000** Sold Date **20-Nov-23**

3 2 2

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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