

## 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 TRIBUTE 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

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Other

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

2/8-10 FORTITUDE DRIVE CRAIGIEBURN VIC 3064	\$458,000	18-Mar-23
8 YARRAMIE CIRCUIT CRAIGIEBURN VIC 3064	\$475,000	20-Feb-23
40 CASCADE TERRACE CRAIGIEBURN VIC 3064	\$505,000	01-Feb-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: 11 October 2023



**2/8-10 FORTITUDE DRIVE  
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price **\$458,000** Sold Date **18-Mar-23**

Distance **0.95km**



**8 YARRAMIE CIRCUIT  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$475,000** Sold Date **20-Feb-23**

Distance **1.24km**



**40 CASCADE TERRACE  
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price **\$505,000** Sold Date **01-Feb-23**

Distance **1.25km**

RS = Recent sale      UN = Undisclosed Sale

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