

## 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

14 OAKGROVE DRIVE 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2022

to

31 Jul 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

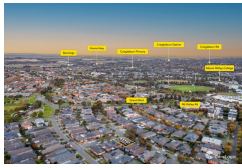
Date of sale

8 BOROKA WAY CRAIGIEBURN VIC 3064	\$650,000	17-Jun-23
38 KENSLEY CIRCUIT CRAIGIEBURN VIC 3064	\$620,000	20-Jun-23
8 PENSTEMON STREET CRAIGIEBURN VIC 3064	\$625,000	16-Mar-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: 25 August 2023


**8 BOROKA WAY CRAIGIEBURN  
VIC 3064**
 3  2  2

 Sold Price **\$650,000** Sold Date **17-Jun-23**

 Distance **0.54km**

**38 KENSLEY CIRCUIT  
CRAIGIEBURN VIC 3064**
 4  2  1

 Sold Price **\$620,000** Sold Date **20-Jun-23**

 Distance **0.12km**

**8 PENSTEMON STREET  
CRAIGIEBURN VIC 3064**
 4  2  2

 Sold Price **\$625,000** Sold Date **16-Mar-23**

 Distance **0.4km**

**3 VALMONT STREET CRAIGIEBURN  
VIC 3064**
 4  2  2

 Sold Price **\$620,000** Sold Date **23-Mar-23**

 Distance **0.24km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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