

## 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

15 LEE 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

\$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 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

8 BANK STREET CRAIGIEBURN VIC 3064	\$614,000	28-Oct-23
10 EGTON COURT CRAIGIEBURN VIC 3064	\$650,000	27-Jun-23
68 MEDWAY ROAD CRAIGIEBURN VIC 3064	\$602,000	26-Aug-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 November 2023



**8 BANK STREET CRAIGIEBURN VIC 3064** Sold Price <sup>RS</sup> **\$614,000** Sold Date **28-Oct-23**

 4  2  2

Distance **0.28km**



**10 EGTON COURT CRAIGIEBURN VIC 3064** Sold Price **\$650,000** Sold Date **27-Jun-23**

 4  2  2

Distance **0.64km**



**68 MEDWAY ROAD CRAIGIEBURN VIC 3064** Sold Price **\$602,000** Sold Date **26-Aug-23**

 4  2  2

Distance **0.3km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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