

## 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

18 DURBAN 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 May 2023

to

30 Apr 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

1 STUDLEY STREET CRAIGIEBURN VIC 3064	\$750,000	23-Mar-24
16 SEASON WAY CRAIGIEBURN VIC 3064	\$718,000	22-Nov-23
5 ERINDALE PLACE CRAIGIEBURN VIC 3064	\$745,000	27-Apr-24

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: 14 May 2024

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**1 STUDLEY STREET CRAIGIEBURN  
VIC 3064**

3 2 2

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date **23-Mar-24**

Distance **1.26km**



**16 SEASON WAY CRAIGIEBURN  
VIC 3064**

4 2 2

Sold Price

**\$718,000**

Sold Date **22-Nov-23**

Distance **1.32km**



**5 ERINDALE PLACE CRAIGIEBURN  
VIC 3064**

3 2 4

Sold Price

<sup>RS</sup> **\$745,000**

Sold Date **27-Apr-24**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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