

## 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

19 HUNTINGFIELD 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

\$370,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$426,000

Property type

Unit

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

75/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$365,000	05-Mar-24
16/1-27 PUNT STREET CRAIGIEBURN VIC 3064	\$395,000	18-Mar-24
2/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064	\$393,000	06-Jan-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: 02 May 2024



**75/1-15 BEDDISON ROAD  
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$365,000** Sold Date **05-Mar-24**

Distance **1.19km**



**16/1-27 PUNT STREET  
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$395,000** Sold Date **18-Mar-24**

Distance **0.92km**



**2/24 HEALESVILLE LOOP  
CRAIGIEBURN VIC 3064**

2 2 1

Sold Price **\$393,000** Sold Date **06-Jan-24**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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