

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

2/39 NORTHERN CRESCENT CRAIGIEBURN VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Dec 2022

to

30 Nov 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

3/33 SPURR STREET CRAIGIEBURN VIC 3064	\$560,000	25-Aug-23
2/17 BEACON HILLS CRESCENT CRAIGIEBURN VIC 3064	\$525,000	14-Jul-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 December 2023



3/33 SPURR STREET CRAIGIEBURN VIC 3064 Sold Price **\$560,000** Sold Date **25-Aug-23**

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Distance **0.37km**



2/17 BEACON HILLS CRESCENT CRAIGIEBURN VIC 3064 Sold Price **\$525,000** Sold Date **14-Jul-23**

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Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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