

## 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

25 SCOTTSDALE COURT 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

\$760,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,500

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2023

to

31 Mar 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

41 EXMOUTH ROAD CRAIGIEBURN VIC 3064	\$783,500	25-Mar-23
22 WATERFORD AVENUE CRAIGIEBURN VIC 3064	\$790,000	28-Jun-23
4 MEADOWBANK COURT CRAIGIEBURN VIC 3064	\$755,000	31-Jan-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: 22 April 2024



**41 EXMOUTH ROAD CRAIGIEBURN  
VIC 3064**

Sold Price

**\$783,500**

Sold Date

**25-Mar-23**

 4  2  2

Distance

**0.4km**



**22 WATERFORD AVENUE  
CRAIGIEBURN VIC 3064**

Sold Price

**\$790,000**

Sold Date

**28-Jun-23**

 4  2  2

Distance

**0.62km**



**4 MEADOWBANK COURT  
CRAIGIEBURN VIC 3064**

Sold Price

**\$755,000**

Sold Date

**31-Jan-23**

 4  2  2

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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