

## 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

27 COULEE 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Other

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

160A FAIRWAYS BOULEVARD CRAIGIEBURN VIC 3064	\$555,000	13-Nov-23
16 GANGES ROAD CRAIGIEBURN VIC 3064	\$590,000	28-Oct-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.

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**160A FAIRWAYS BOULEVARD  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price <sup>RS</sup> **\$555,000** <sup>UN</sup> Sold Date **13-Nov-23**

Distance **0.54km**



**16 GANGES ROAD CRAIGIEBURN  
VIC 3064**

 3  2  2

Sold Price <sup>RS</sup> **\$590,000** Sold Date **28-Oct-23**

Distance **3.13km**

RS = Recent sale      UN = Undisclosed Sale

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