

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 CRAIG ROAD JUNCTION VILLAGE VIC 3977

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

\$699,000

&

\$768,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Junction Village

Period-from

01 Sep 2022

to

31 Aug 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

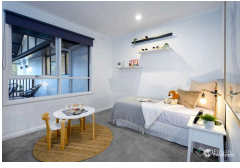
Date of sale

9 SHERWOOD ROAD JUNCTION VILLAGE VIC 3977	\$780,000	13-Jan-23
73 NECTAR ROAD BOTANIC RIDGE VIC 3977	\$850,000	29-Jun-23
13 GREENGLADE WAY CRANBOURNE EAST VIC 3977	\$700,000	14-Jun-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: 28 September 2023



**9 SHERWOOD ROAD JUNCTION
VILLAGE VIC 3977**

 4  2  2

Sold Price

\$780,000

Sold Date

13-Jan-23

Distance

0.15km



**73 NECTAR ROAD BOTANIC RIDGE
VIC 3977**

 4  2  2

Sold Price

\$850,000

Sold Date

29-Jun-23

Distance

0.88km



**13 GREENGLADE WAY
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price

\$700,000

Sold Date

14-Jun-23

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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