

## 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

29 CLEVELAND DRIVE 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

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2022

to

31 Jul 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

5 BRIXTON PLACE CRAIGIEBURN VIC 3064	\$768,000	14-Jun-23
25 FAIRHAVEN BOULEVARD CRAIGIEBURN VIC 3064	\$778,500	29-Apr-23
17 SCOTTSDALE COURT CRAIGIEBURN VIC 3064	\$730,000	09-Apr-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: 16 August 2023


**5 BRIXTON PLACE CRAIGIEBURN  
VIC 3064**
 4  2  2

Sold Price

RS

**\$768,000**

Sold Date

**14-Jun-23**

Distance

**0.17km**

**25 FAIRHAVEN BOULEVARD  
CRAIGIEBURN VIC 3064**
 4  2  2

Sold Price

**\$778,500**

Sold Date

**29-Apr-23**

Distance

**1.41km**

**17 SCOTTSDALE COURT  
CRAIGIEBURN VIC 3064**
 4  2  2

Sold Price

**\$730,000**

Sold Date

**09-Apr-23**

Distance

**2.91km**

RS = Recent sale

UN = Undisclosed Sale

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