

## 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

30 WINDROCK AVENUE 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

\$359,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jul 2022

to

30 Jun 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

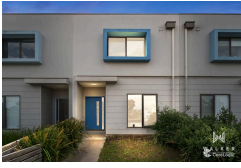
Date of sale

30/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$360,000	17-Feb-23
28/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$362,000	05-May-23
3/198 NEWBURY BOULEVARD CRAIGIEBURN VIC 3064	\$350,000	09-Feb-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: 31 July 2023



**30/1-15 BEDDISON ROAD  
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$360,000** Sold Date **17-Feb-23**

Distance **1.03km**



**28/1-15 BEDDISON ROAD  
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$362,000** Sold Date **05-May-23**

Distance **1.03km**



**3/198 NEWBURY BOULEVARD  
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$350,000** Sold Date **09-Feb-23**

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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