

## 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

34 ABERCARN 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

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2023

to

31 Jan 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

15 RAMSBURY STREET CRAIGIEBURN VIC 3064	\$736,000	01-Nov-23
2 MOLLAND COURT CRAIGIEBURN VIC 3064	\$710,000	21-Sep-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: 14 February 2024

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**15 RAMSBURY STREET  
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price

**\$736,000**

Sold Date

**01-Nov-23**

Distance

**1.38km**



**2 MOLLAND COURT CRAIGIEBURN  
VIC 3064**

 4  2  2

Sold Price

**\$710,000**

Sold Date

**21-Sep-23**

Distance

**1.11km**

RS = Recent sale

UN = Undisclosed Sale

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