

## 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

36 BURRORA WAY 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,500

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2023

to

31 Mar 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

4 STUDLEY PARK WAY CRAIGIEBURN VIC 3064	\$602,500	25-Jul-23
109A GOLF VIEW DRIVE CRAIGIEBURN VIC 3064	\$571,000	14-Dec-23
72 MOOR PARK DRIVE CRAIGIEBURN VIC 3064	\$620,000	27-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: 17 April 2024



**4 STUDLEY PARK WAY  
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$602,500** Sold Date **25-Jul-23**

Distance **1.16km**



**109A GOLF VIEW DRIVE  
CRAIGIEBURN VIC 3064**

 4  2  1

Sold Price **\$571,000** Sold Date **14-Dec-23**

Distance **1.64km**



**72 MOOR PARK DRIVE  
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$620,000** Sold Date **27-Jun-23**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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