

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

4 AXMINSTER DRIVE CRAIGIEBURN VIC 3064

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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

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

8 ELMWOOD PLACE CRAIGIEBURN VIC 3064	\$650,000	22-Nov-23
12 EDINGTON WAY CRAIGIEBURN VIC 3064	\$670,000	24-Oct-23
7 HEALEY STREET CRAIGIEBURN VIC 3064	\$680,000	09-Mar-24

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: 02 April 2024



8 ELMWOOD PLACE CRAIGIEBURN Sold Price **\$650,000** Sold Date **22-Nov-23**
VIC 3064

 3  2  2

Distance **1.09km**



12 EDINGTON WAY CRAIGIEBURN Sold Price **\$670,000** Sold Date **24-Oct-23**
VIC 3064

 3  1  2

Distance **1.07km**



7 HEALEY STREET CRAIGIEBURN Sold Price ^{RS} **\$680,000** Sold Date **09-Mar-24**
VIC 3064

 3  1  2

Distance **0.99km**

RS = Recent sale **UN** = Undisclosed Sale

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