

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 ILFORD COURT 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2022

to

30 Sep 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

3 LINDFIELD COURT CRAIGIEBURN VIC 3064	\$694,000	26-Aug-23
16 WOKING STREET CRAIGIEBURN VIC 3064	\$600,200	27-May-23
12 EDINGTON WAY CRAIGIEBURN VIC 3064	\$640,500	21-Oct-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: 24 October 2023



3 LINDFIELD COURT CRAIGIEBURN VIC 3064 Sold Price ^{RS} **\$694,000** Sold Date **26-Aug-23**

 3  2  4

Distance **0.13km**



16 WOKING STREET CRAIGIEBURN VIC 3064 Sold Price **\$600,200** Sold Date **27-May-23**

 3  2  2

Distance **0.72km**



12 EDINGTON WAY CRAIGIEBURN VIC 3064 Sold Price ^{RS} **\$640,500** Sold Date **21-Oct-23**

 3  1  4

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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