

## 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

5 AURA 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

\$465,000

&

\$505,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 May 2023

to

30 Apr 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

|  |        |           |
|--|--------|-----------|
| 224 WINDROCK AVENUE CRAIGIEBURN VIC 3064     | 530000 | 16-Dec-23 |
| 161 CENTRAL PARK AVENUE CRAIGIEBURN VIC 3064 | 525500 | 17-Feb-24 |
| 17/8 MORESBY COURT CRAIGIEBURN VIC 3064      | 481000 | 02-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: 10 May 2024



**224 WINDROCK AVENUE  
 CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **530000** Sold Date **16-Dec-23**

Distance **0.02km**



**161 CENTRAL PARK AVENUE  
 CRAIGIEBURN VIC 3064**

3 2 2

Sold Price <sup>RS</sup> **525500** Sold Date **17-Feb-24**

Distance **1.23km**



**17/8 MORESBY COURT  
 CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **481000** Sold Date **02-Mar-24**

Distance **1.25km**

RS = Recent sale      UN = Undisclosed Sale

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