

## 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 GLENBRAE STREET 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

\$745,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2022

to

31 Jul 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

4 BOTTLEBRUSH ROAD CRAIGIEBURN VIC 3064	\$780,000	30-Apr-23
22 FALKLAND ROAD CRAIGIEBURN VIC 3064	\$745,000	15-Jun-23
74 CORRINGA WAY CRAIGIEBURN VIC 3064	\$775,000	12-Aug-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 August 2023



**4 BOTTLEBRUSH ROAD  
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$780,000** Sold Date **30-Apr-23**

Distance **0.41km**



**22 FALKLAND ROAD  
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$745,000** Sold Date **15-Jun-23**

Distance **0.52km**



**74 CORRINGA WAY CRAIGIEBURN  
VIC 3064**

 5  2  2

Sold Price <sup>RS</sup> **\$775,000** Sold Date **12-Aug-23**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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