

## 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 LEWISHAM PLACE 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

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 Nov 2022

to

31 Oct 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

2 SCARBOROUGH TERRACE CRAIGIEBURN VIC 3064	\$681,500	03-Nov-23
15 BANBURY CRESCENT CRAIGIEBURN VIC 3064	\$632,000	09-Sep-23
57 BANBURY CRESCENT CRAIGIEBURN VIC 3064	\$640,000	26-Sep-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 November 2023

**2 SCARBOROUGH TERRACE  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price

<sup>RS</sup> **\$681,500** Sold Date **03-Nov-23**Distance **0.55km****15 BANBURY CRESCENT  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price

**\$632,000** Sold Date **09-Sep-23**Distance **1.28km****57 BANBURY CRESCENT  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price

<sup>RS</sup> **\$640,000** Sold Date **26-Sep-23**Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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