

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

50 BLUEBELL 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

\$589,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,500

Property type

House

Suburb

Craigieburn

Period-from

01 Jan 2023

to

31 Dec 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

18 BRADSHAW AVENUE CRAIGIEBURN VIC 3064	\$600,000	02-Sep-23
16 BURROWS PLACE CRAIGIEBURN VIC 3064	\$610,000	23-Aug-23
28 SERENITY WAY CRAIGIEBURN VIC 3064	\$620,000	08-Dec-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: 11 January 2024

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**18 BRADSHAW AVENUE
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price **\$600,000** Sold Date **02-Sep-23**

Distance **0.79km**



**16 BURROWS PLACE
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price **\$610,000** Sold Date **23-Aug-23**

Distance **1.03km**



**28 SERENITY WAY CRAIGIEBURN
VIC 3064**

4 2 1

Sold Price ^{RS} **\$620,000** Sold Date **08-Dec-23**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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