

## 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

54 BILBY 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

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Land

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

8 BOMBALA CRESCENT CRAIGIEBURN VIC 3064	\$790,000	21-Nov-23
109 JUSCELINA DRIVE CRAIGIEBURN VIC 3064	\$820,000	10-Nov-23
7 PARRY PLACE CRAIGIEBURN VIC 3064	\$810,000	11-Nov-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 January 2024

**8 BOMBALA CRESCENT  
CRAIGIEBURN VIC 3064**

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Sold Price <sup>RS</sup> **\$790,000** Sold Date **21-Nov-23**Distance **0.23km****109 JUSCELINA DRIVE  
CRAIGIEBURN VIC 3064**

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Sold Price **\$820,000** Sold Date **10-Nov-23**Distance **1.05km****7 PARRY PLACE CRAIGIEBURN VIC  
3064**

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Sold Price **\$810,000** Sold Date **11-Nov-23**Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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