

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 54 Merlin Street, Craigieburn, VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$538,000

&

\$560,000

Median sale price

Median price

\$599,500

Property Type

Townhouse

Suburb

Craigieburn (3064)

Period - From

13/06/2023

to

18/06/2024

Source

REA

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
24 MERLIN STREET, CRAIGIEBURN VIC 3064	\$522,000	26/01/2024
3 BALTIC WALK, CRAIGIEBURN VIC 3064	\$538,000	01/05/2024
161 CENTRAL PARK AVENUE, CRAIGIEBURN VIC 3064	\$525,500	17/02/2024

This Statement of Information was prepared on: 18/06/2024