# 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 MULBERRY PASS 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	\$625,000	&	\$665,000

# Median sale price

(\*Delete house or unit as applicable)

Median Price	\$645,000	Prop	erty type	House		Suburb	Craigieburn
Period-from	01 Mar 2023	to	29 Feb 2	2024	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.

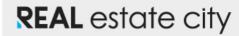
Address of comparable property	Price	Date of sale
45 AXMINSTER DRIVE CRAIGIEBURN VIC 3064	\$628,000	16-Dec-23
8 EARLSTON PLACE CRAIGIEBURN VIC 3064	\$660,500	11-Nov-23
32 PARRAMATTA WALK CRAIGIEBURN VIC 3064	\$641,000	21-Dec-23

#### 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: 20 March 2024





mohammed mahfouz P 03 9308 2371

M 0402297595

E mohammed@realestatecity.com.au



**45 AXMINSTER DRIVE CRAIGIEBURN VIC 3064** 

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Sold Price

\$628,000 Sold Date 16-Dec-23

Distance

1.5km



8 EARLSTON PLACE CRAIGIEBURN Sold Price

VIC 3064

**\$660,500** Sold Date **11-Nov-23** 

Distance

2.16km



**32 PARRAMATTA WALK CRAIGIEBURN VIC 3064** 

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Sold Price

**\$641,000** Sold Date **21-Dec-23** 

Distance

1.81km

**RS** = Recent sale

UN = Undisclosed Sale

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