

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

6/60-70 CRADLE MOUNTAIN 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Oct 2022

to

30 Sep 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

26/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	\$410,000	17-Apr-23
344 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$390,000	13-May-23
31/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$396,000	18-Jul-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: 06 October 2023



26/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064

2 1 1

Sold Price **\$410,000** Sold Date **17-Apr-23**

Distance **0.08km**



344 GRAND BOULEVARD CRAIGIEBURN VIC 3064

2 1 1

Sold Price **\$390,000** Sold Date **13-May-23**

Distance **0.38km**



31/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064

2 1 1

Sold Price **\$396,000** Sold Date **18-Jul-23**

Distance **0.43km**



21 CLENDON WAY CRAIGIEBURN VIC 3064

2 1 1

Sold Price **\$395,000** Sold Date **03-Aug-23**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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