

## 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

6/8-10 FORTITUDE DRIVE 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

\$450,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$438,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Nov 2022

to

31 Oct 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

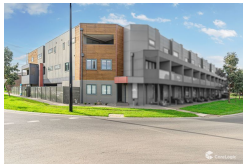
Date of sale

15/1 BRUNSWICK CRESCENT CRAIGIEBURN VIC 3064	\$470,000	21-Jul-23
24 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064	\$480,000	07-Jun-23
19 RAVENWOODS WAY CRAIGIEBURN VIC 3064	\$475,000	20-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: 01 November 2023

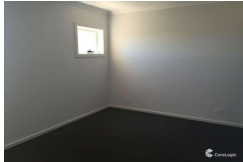


**15/1 BRUNSWICK CRESCENT  
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$470,000** Sold Date **21-Jul-23**

Distance **2.5km**



**24 LITTLE WINDROCK LANE  
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$480,000** Sold Date **07-Jun-23**

Distance **2.39km**



**19 RAVENWOODS WAY  
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price <sup>RS</sup> **\$475,000** Sold Date **20-Jul-23**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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