

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 BELLINGER CIRCUIT 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

\$819,000

&

\$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

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

7 LITHIC ROAD CRAIGIEBURN VIC 3064	\$860,000	31-Oct-23
22 BRECCIA STREET CRAIGIEBURN VIC 3064	\$860,000	14-Jul-23
10 BRAVEHEART ROAD CRAIGIEBURN VIC 3064	\$885,500	17-Jun-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: 22 November 2023



7 LITHIC ROAD CRAIGIEBURN VIC 3064

Sold Price

RS

\$860,000

Sold Date

31-Oct-23

 4  3  2

Distance

0.37km



22 BRECCIA STREET CRAIGIEBURN VIC 3064

Sold Price

\$860,000

Sold Date

14-Jul-23

 5  3  2

Distance

0.71km



10 BRAVEHEART ROAD CRAIGIEBURN VIC 3064

Sold Price

\$885,500

Sold Date

17-Jun-23

 4  2  2

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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