

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 PADSTOWE COURT 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

\$610,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 Mar 2023

to

29 Feb 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

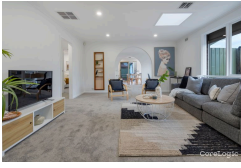
Date of sale

| | | |
|---------------------------------------|-----------|-----------|
| 81 HOTHLYN DRIVE CRAIGIEBURN VIC 3064 | \$635,000 | 25-Nov-23 |
| 4 VERWOOD COURT CRAIGIEBURN VIC 3064 | \$611,000 | 04-Apr-23 |
| 4 ILFORD COURT CRAIGIEBURN VIC 3064 | \$645,000 | 29-Nov-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: 12 March 2024



**81 HOTHLYN DRIVE CRAIGIEBURN
VIC 3064**

 3  2  -

Sold Price

\$635,000

Sold Date **25-Nov-23**

Distance **0.17km**



**4 VERWOOD COURT
CRAIGIEBURN VIC 3064**

 4  3  6

Sold Price

\$611,000

Sold Date **04-Apr-23**

Distance **0.25km**



**4 ILFORD COURT CRAIGIEBURN
VIC 3064**

 3  1  6

Sold Price

\$645,000

Sold Date **29-Nov-23**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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