

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 WATCHET 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

\$590,000

&

\$620,000

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

26 COWES STREET CRAIGIEBURN VIC 3064	\$621,000	20-Oct-23
68 CIMBERWOOD DRIVE CRAIGIEBURN VIC 3064	\$590,000	11-Oct-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: 08 November 2023



**26 COWES STREET CRAIGIEBURN
VIC 3064**

4 1 2

Sold Price

^{RS} **\$621,000**

Sold Date **20-Oct-23**

Distance **0.15km**



**68 CIMBERWOOD DRIVE
CRAIGIEBURN VIC 3064**

4 1 4

Sold Price

^{RS} **\$590,000**

Sold Date **11-Oct-23**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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