

## 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

7 ARIS COURT 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

\$530,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2022

to

30 Jun 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

9 HILTON STREET CRAIGIEBURN VIC 3064	\$567,000	02-Jun-23
7 ROSSDALE STREET CRAIGIEBURN VIC 3064	\$645,000	05-Jun-23
7 KINGSWOOD DRIVE CRAIGIEBURN VIC 3064	\$615,000	10-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: 31 July 2023



**9 HILTON STREET CRAIGIEBURN  
VIC 3064**

 3  2  2

Sold Price

<sup>RS</sup>

**\$567,000**

Sold Date

**02-Jun-23**

Distance

**0.08km**



**7 ROSSDALE STREET  
CRAIGIEBURN VIC 3064**

 2  2  2

Sold Price

**\$645,000**

Sold Date

**05-Jun-23**

Distance

**0.26km**



**7 KINGSWOOD DRIVE  
CRAIGIEBURN VIC 3064**

 3  1  2

Sold Price

<sup>RS</sup>

**\$615,000**

Sold Date

**10-Jul-23**

Distance

**0.39km**

RS = Recent sale

UN = Undisclosed Sale

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