

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 PARRY PLACE 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

\$745,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2022

to

30 Sep 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

25 FAIRHAVEN BOULEVARD CRAIGIEBURN VIC 3064	\$778,500	29-Apr-23
57 KINGLAKE CRESCENT CRAIGIEBURN VIC 3064	\$710,000	25-Jul-23
8 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	\$775,000	10-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: 13 October 2023


**25 FAIRHAVEN BOULEVARD
CRAIGIEBURN VIC 3064**
 4  2  2

 Sold Price **\$778,500** Sold Date **29-Apr-23**

 Distance **0.62km**

**57 KINGLAKE CRESCENT
CRAIGIEBURN VIC 3064**
 4  2  2

 Sold Price **\$710,000** Sold Date **25-Jul-23**

 Distance **1.08km**

**8 CRADLE MOUNTAIN DRIVE
CRAIGIEBURN VIC 3064**
 4  2  2

 Sold Price **\$775,000** Sold Date **10-Jun-23**

 Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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