

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

8 BEN LOMAN 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

\$749,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2022

to

31 Jul 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

8 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	\$775,000	10-Jun-23
5 BRIXTON PLACE CRAIGIEBURN VIC 3064	\$768,000	14-Jun-23
14 GIPPSLAND WAY CRAIGIEBURN VIC 3064	\$795,000	31-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: 10 August 2023


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

Sold Price

^{RS}
\$775,000

Sold Date

10-Jun-23

Distance

0.15km

**5 BRIXTON PLACE CRAIGIEBURN
VIC 3064**
 4
  2
  2

Sold Price

^{RS}
\$768,000

Sold Date

14-Jun-23

Distance

0.88km

**14 GIPPSLAND WAY CRAIGIEBURN
VIC 3064**
 4
  2
  2

Sold Price

^{RS}
\$795,000

Sold Date

31-Jul-23

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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