

## 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 ERASMUS AVENUE 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

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

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

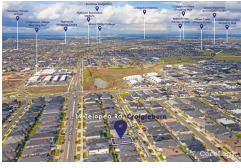
Date of sale

|  |           |           |
|--|-----------|-----------|
| 19 TELOPEA ROAD CRAIGIEBURN VIC 3064       | \$650,000 | 09-Sep-23 |
| 121 WATTLETREE STREET CRAIGIEBURN VIC 3064 | \$620,000 | 29-Oct-23 |
| 18 CALLICOMA STREET MICKLEHAM VIC 3064     | \$605,000 | 03-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: 04 March 2024



**19 TELOPEA ROAD CRAIGIEBURN  
VIC 3064**

 3  2  1

Sold Price

**\$650,000**

Sold Date

**09-Sep-23**

Distance

**0.47km**



**121 WATTLETREE STREET  
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price

**\$620,000**

Sold Date

**29-Oct-23**

Distance

**0.49km**



**18 CALLICOMA STREET  
MICKLEHAM VIC 3064**

 3  2  1

Sold Price

**\$605,000**

Sold Date

**03-Oct-23**

Distance

**0.51km**

RS = Recent sale

UN = Undisclosed Sale

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