

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 SOMERSBY ROAD 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

&

\$640,000

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

6 MIDDLESBOROUGH DRIVE CRAIGIEBURN VIC 3064	\$635,000	19-Feb-23
405 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$612,000	18-Feb-23
7 CORDYLINE GROVE CRAIGIEBURN VIC 3064	\$637,500	15-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: 04 August 2023



**6 MIDDLESBOROUGH DRIVE
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$635,000** Sold Date **19-Feb-23**

Distance **0.35km**



**405 GRAND BOULEVARD
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$612,000** Sold Date **18-Feb-23**

Distance **1.28km**



**7 CORDYLIN GROVE
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price ^{RS} **\$637,500** Sold Date **15-Jul-23**

Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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