

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

9/8-10 FORTITUDE DRIVE 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

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Unit

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

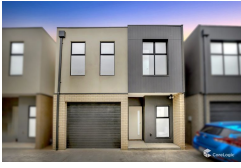
Date of sale

10/8-10 FORTITUDE DRIVE CRAIGIEBURN VIC 3064	\$452,000	07-Mar-23
2/8-10 FORTITUDE DRIVE CRAIGIEBURN VIC 3064	\$458,000	18-Mar-23
12/8-10 FORTITUDE DRIVE CRAIGIEBURN VIC 3064	\$445,000	22-Mar-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: 18 July 2023

**10/8-10 FORTITUDE DRIVE
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$452,000** Sold Date **07-Mar-23**Distance **0.01km****2/8-10 FORTITUDE DRIVE
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$458,000** Sold Date **18-Mar-23**Distance **0.02km****12/8-10 FORTITUDE DRIVE
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$445,000** Sold Date **22-Mar-23**Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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