Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5a Kirkstead Grove Craigieburn, 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$520,000.00 & $550,000.00

Median sale price

Median price	$585,000.00	Property Type	HOUSE 3 BEDROOM	Suburb	CRAIGIEBURN
Period - From	08-May-2021	to	07-May-2022	Source	PropTrack

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	807 Aitken Boulevard Craigieburn	$550,000.00	25-Feb-2022
2	25 Channel Walk Craigieburn	$550,000.00	10-Mar-2022
3	7 Kirkstead Grove Craigieburn	$538,000.00	18-Dec-2021

This statement of information was prepared on 13-May-2022 at 8:57:50 AM EST