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	6 & 7/41 FURLONG STREET 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	$400,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$395,000	Property type	Unit	Suburb	Craigieburn
Period-from	01 Oct 2023	to	31 Dec 2023	Source	REIV

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
12 FARRELL STREET CRAIGIEBURN VIC 3064	$433,000	16-Dec-23
4/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064	$400,000	22-Dec-23
13/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064	$389,000	21-Dec-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: 17 January 2024