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	5 CROSSKEYS 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	$579,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Craigieburn
Period-from	01 Jul 2023	to	30 Jun 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
48 KENSLEY CIRCUIT CRAIGIEBURN VIC 3064	583500	15-Jun-24
6 CROSSKEYS ROAD CRAIGIEBURN VIC 3064	590000	11-May-24
26 TRAVERS STREET CRAIGIEBURN VIC 3064	587000	05-Jun-24

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: 15 July 2024

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48 KENSLEY CIRCUIT
CRAIGIEBURN VIC 3064

3 2 1

Sold Price RS 583500 Sold Date 15-Jun-24

Distance -

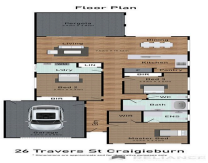


6 CROSSKEYS ROAD
CRAIGIEBURN VIC 3064

2 2 1

Sold Price 590000 Sold Date 11-May-24

Distance -



26 TRAVERS STREET
CRAIGIEBURN VIC 3064

3 2 1

Sold Price RS 587000 Sold Date 05-Jun-24

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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