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	19 Breccia Street, Craigieburn Vic 3064

Indicative selling price

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

Range between $670,000 & $720,000

Median sale price

Median price $670,000 Property Type House Suburb Craigieburn

Period - From 01/04/2024 to 30/06/2024 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 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	6 Aston St CRAIGIEBURN 3064	$693,000	07/09/2024
2	17 Cable Cirt CRAIGIEBURN 3064	$706,000	18/05/2024
3	93 Champion Pde CRAIGIEBURN 3064	$680,000	04/05/2024

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 six months.~~

This Statement of Information was prepared on: 09/10/2024 17:25

19 Breccia Street, Craigieburn Vic 3064

McGrath

Maggie Sun
03 9889 8800
0425 790 930
maggiesun@mcgrath.com.au



4 2 2

Property Type: House
Land Size: 448 sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $720,000
Median House Price
June quarter 2024: $670,000

Comparable Properties



6 Aston St CRAIGIEBURN 3064 (REI)

4 2 2

Price: $693,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 461 sqm approx

Agent Comments



17 Cable Cirt CRAIGIEBURN 3064 (REI/VG)

4 2 2

Price: $706,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments



93 Champion Pde CRAIGIEBURN 3064 (REI/VG)

4 2 2

Price: $680,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 433 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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