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	3 EDINGTON WAY 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	$530,000	&	$580,000

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
6 HILTON STREET CRAIGIEBURN VIC 3064	$575,000	01-Jun-24
27 GILLINGHAM CRESCENT CRAIGIEBURN VIC 3064	$570,000	06-Jul-24
7 CRANLEIGH PLACE CRAIGIEBURN VIC 3064	$575,000	16-Mar-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: 24 July 2024

Harcourts
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6 HILTON STREET CRAIGIEBURN VIC 3064

3 1 2

Sold Price RS $575,000 Sold Date 01-Jun-24

Distance 1.8km



27 GILLINGHAM CRESCENT CRAIGIEBURN VIC 3064

3 1 4

Sold Price RS $570,000 Sold Date 06-Jul-24

Distance 0.95km



7 CRANLEIGH PLACE CRAIGIEBURN VIC 3064

3 1 4

Sold Price $575,000 Sold Date 16-Mar-24

Distance 1.2km

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

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