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 FAWKNER LANE 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	$649,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Craigieburn
Period-from	01 Aug 2023	to	31 Jul 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
18 GREVILLEA STREET CRAIGIEBURN VIC 3064	645000	02-Aug-24
25 DEMPSTER DRIVE CRAIGIEBURN VIC 3064	640000	19-Apr-24
5 TUDOR COURT CRAIGIEBURN VIC 3064	650000	17-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: 31 August 2024

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18 GREVILLEA STREET CRAIGIEBURN VIC 3064

3 2 2

Sold Price RS 645000 Sold Date 02-Aug-24

Distance 1.81km



25 DEMPSTER DRIVE CRAIGIEBURN VIC 3064

3 2 2

Sold Price 640000 Sold Date 19-Apr-24

Distance 1.94km



5 TUDOR COURT CRAIGIEBURN VIC 3064

3 2 3

Sold Price 650000 Sold Date 17-Jun-24

Distance 1.44km

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

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