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	12 VIEWSIDE CRESCENT 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	$680,000	&	$720,000

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
53 SERENITY WAY CRAIGIEBURN VIC 3064	$690,500	01-Jun-24
39 BRUMMEL STREET CRAIGIEBURN VIC 3064	$707,000	21-Mar-24
24 THORNGROVE AVENUE CRAIGIEBURN VIC 3064	$682,000	20-Apr-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.~~

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53 SERENITY WAY CRAIGIEBURN VIC 3064

4 2 2

Sold Price RS $690,500 Sold Date 01-Jun-24

Distance 0.14km



39 BRUMMEL STREET CRAIGIEBURN VIC 3064

4 2 2

Sold Price $707,000 Sold Date 21-Mar-24

Distance 0.52km



24 THORNGROVE AVENUE CRAIGIEBURN VIC 3064

4 2 2

Sold Price RS $682,000 Sold Date 20-Apr-24

Distance 0.51km

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

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