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	7 JACARANDA PLACE 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,000	Property type	House	Suburb	Craigieburn
Period-from	01 Jun 2023	to	31 May 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
3 PLYMOUTH COURT CRAIGIEBURN VIC 3064	$635,000	18-Mar-24
5 AURA WAY CRAIGIEBURN VIC 3064	$510,000	23-May-24
1 SOMERSBY ROAD CRAIGIEBURN VIC 3064	$579,000	21-Dec-23

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: 03 June 2024

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3 PLYMOUTH COURT CRAIGIEBURN VIC 3064

3 2 2

Sold Price **$635,000** Sold Date **18-Mar-24**

Distance **0.5km**



5 AURA WAY CRAIGIEBURN VIC 3064

3 2 2

Sold Price RS **$510,000** Sold Date **23-May-24**

Distance **0.72km**



1 SOMERSBY ROAD CRAIGIEBURN VIC 3064

3 2 2

Sold Price **$579,000** Sold Date **21-Dec-23**

Distance **0.78km**

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

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