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	6 ELLAND COURT 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	$520,000	&	$570,000

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
15 FOLGER ROAD CRAIGIEBURN VIC 3064	$540,000	30-Jul-24
36 CHELSWORTH LOOP CRAIGIEBURN VIC 3064	$565,000	27-Jun-24
16 EVERGREEN CRESCENT CRAIGIEBURN VIC 3064	$560,000	17-May-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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15 FOLGER ROAD CRAIGIEBURN VIC 3064

3 2 1

Sold Price RS $540,000 Sold Date 30-Jul-24

Distance 1.25km



36 CHELSWORTH LOOP CRAIGIEBURN VIC 3064

3 2 1

Sold Price RS $565,000 Sold Date 27-Jun-24

Distance 0.37km



16 EVERGREEN CRESCENT CRAIGIEBURN VIC 3064

3 2 1

Sold Price $560,000 Sold Date 17-May-24

Distance 1.48km

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

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