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	1 KARMA 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	$679,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Craigieburn
Period-from	01 Oct 2023	to	30 Sep 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
1 WAVERLEY COURT CRAIGIEBURN VIC 3064	$661,000	14-Sep-24
10 PENARTH COURT CRAIGIEBURN VIC 3064	$618,000	22-Jun-24
12 BECKINGTON PLACE CRAIGIEBURN VIC 3064	$692,850	15-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: 07 October 2024

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1 WAVERLEY COURT CRAIGIEBURN VIC 3064

3 1 2

Sold Price RS **$661,000** Sold Date **14-Sep-24**

Distance **0.67km**



10 PENARTH COURT CRAIGIEBURN VIC 3064

4 2 2

Sold Price **$618,000** Sold Date **22-Jun-24**

Distance **0.73km**



12 BECKINGTON PLACE CRAIGIEBURN VIC 3064

4 2 2

Sold Price **$692,850** Sold Date **15-Jun-24**

Distance **1.3km**

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

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