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<br>Including suburb and postcode | 83 MAREEBA WAY 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 | $580,000 | & | $630,000 |

## 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 |
|---|---|---|
| 5 CREIGHTON WAY CRAIGIEBURN VIC 3064 | $585,000 | 13-Sep-24 |
| 99 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064 | $600,000 | 08-May-24 |
| 14 CLAREMONT STREET CRAIGIEBURN VIC 3064 | $628,000 | 11-Sep-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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**5 CREIGHTON WAY CRAIGIEBURN VIC 3064**

3 2 2

Sold Price RS **$585,000** UN

Sold Date **13-Sep-24**

Distance **1.47km**




**99 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **$600,000**

Sold Date **08-May-24**

Distance **0.93km**




**14 CLAREMONT STREET CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **$628,000**

Sold Date **11-Sep-24**

Distance **1.74km**

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

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