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	16 Northumberland Circuit, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $680,000 & $720,000

Median sale price

Median price $653,000 Property Type House Suburb Craigieburn

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 six 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	13 Appin Cl CRAIGIEBURN 3064	$700,000	31/08/2024
2	30 Ardsley Cirt CRAIGIEBURN 3064	$717,000	24/08/2024
3	10 Osprey Pl CRAIGIEBURN 3064	$725,000	12/07/2024

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 six months.~~

This Statement of Information was prepared on: 19/12/2024 12:04

16 Northumberland Circuit, Craigieburn Vic 3064

Jennette Mazur
03 9070 5095
0434 115 727
jennettemazur@jelliscraig.com.au



5 2 2

Property Type: House (New - Detached)
Land Size: 398 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median House Price
September quarter 2024: $653,000

Comparable Properties



13 Appin Cl CRAIGIEBURN 3064 (REI/VG)

4 2 2

Price: $700,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments



30 Ardsley Cirt CRAIGIEBURN 3064 (REI/VG)

4 2 2

Price: $717,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 448 sqm approx

Agent Comments



10 Osprey Pl CRAIGIEBURN 3064 (REI/VG)

4 2 2

Price: $725,000
Method: Private Sale
Date: 12/07/2024
Property Type: House
Land Size: 375 sqm approx

Agent Comments

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