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	35 EMBLEM 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	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Craigieburn
Period-from	01 Jan 2024	to	31 Dec 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
13 KELSO STREET CRAIGIEBURN VIC 3064	$710,000	17-Sep-24
12 HUNTINGFIELD STREET CRAIGIEBURN VIC 3064	$680,000	11-Oct-24
66 NEWBURY BOULEVARD CRAIGIEBURN VIC 3064	$745,000	26-Aug-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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13 KELSO STREET CRAIGIEBURN VIC 3064

4 2 2

Sold Price **$710,000** Sold Date **17-Sep-24**

Distance **1.13km**



12 HUNTINGFIELD STREET CRAIGIEBURN VIC 3064

4 2 2

Sold Price **$680,000** Sold Date **11-Oct-24**

Distance **1.81km**



66 NEWBURY BOULEVARD CRAIGIEBURN VIC 3064

4 2 2

Sold Price **$745,000** Sold Date **26-Aug-24**

Distance **1.92km**

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

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