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	3 MOXIE ROAD 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	$780,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,000	Property type	House	Suburb	Craigieburn
Period-from	01 Apr 2024	to	30 Jun 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 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
22 BOARDWALK RISE CRAIGIEBURN VIC 3064	$833,000	17-Aug-24
12 EUPHORIA STREET CRAIGIEBURN VIC 3064	$880,000	21-Sep-24
6 FLETCHER ROAD CRAIGIEBURN VIC 3064	$821,000	03-Jul-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: 08 October 2024

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22 BOARDWALK RISE
CRAIGIEBURN VIC 3064

4 2 2

Sold Price RS $833,000 Sold Date 17-Aug-24

Distance 0.98km



12 EUPHORIA STREET
CRAIGIEBURN VIC 3064

4 2 2

Sold Price RS $880,000 Sold Date 21-Sep-24

Distance 0.66km



6 FLETCHER ROAD CRAIGIEBURN
VIC 3064

4 2 2

Sold Price $821,000 Sold Date 03-Jul-24

Distance 3.06km

RS = Recent sale UN = Undisclosed Sale

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