

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

21 SOUTHERN CRESCENT 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

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2022

to

31 Jul 2023

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

45 HANSON ROAD CRAIGIEBURN VIC 3064	\$670,000	13-Feb-23
24 ALMA STREET CRAIGIEBURN VIC 3064	\$665,000	08-Jul-23
42 CIMBERWOOD DRIVE CRAIGIEBURN VIC 3064	\$710,000	29-Jul-23

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 August 2023


**45 HANSON ROAD CRAIGIEBURN
VIC 3064**
 3  1  2

Sold Price

\$670,000

Sold Date

13-Feb-23

Distance

0.4km

**24 ALMA STREET CRAIGIEBURN
VIC 3064**
 3  2  4

Sold Price

^{RS} **\$665,000**

Sold Date

08-Jul-23

Distance

0.43km

**42 CIMBERWOOD DRIVE
CRAIGIEBURN VIC 3064**
 3  2  2

Sold Price

^{RS} **\$710,000**

Sold Date

29-Jul-23

Distance

0.49km

**11 PLUMPTON AVENUE
CRAIGIEBURN VIC 3064**
 3  1  2

Sold Price

\$730,000

Sold Date

25-Feb-23

Distance

0.5km

**126 CRAIGIEBURN ROAD
CRAIGIEBURN VIC 3064**
 3  1  2

Sold Price

^{RS} **\$780,000**

Sold Date

15-Jul-23

Distance

0.6km

**219 CRAIGIEBURN ROAD
CRAIGIEBURN VIC 3064**
 3  2  2

Sold Price

\$750,000

Sold Date

08-Feb-23

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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**2 TUDOR COURT CRAIGIEBURN
VIC 3064** 3  2  2

Sold Price

\$700,000

Sold Date

03-Jun-23

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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