

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

7 LEWISHAM PLACE 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2021

to

31 May 2022

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

3 JUBILEE LANE CRAIGIEBURN VIC 3064	\$800,000	20-Mar-22
18 MAREEBA WAY CRAIGIEBURN VIC 3064	\$748,000	16-Mar-22
22 FALLS AVENUE CRAIGIEBURN VIC 3064	\$750,000	11-Feb-22

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.~~

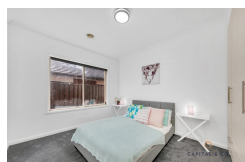
This Statement of Information was prepared on: 20 June 2022



3 JUBILEE LANE CRAIGIEBURN VIC 3064 Sold Price ^{RS} **\$800,000** Sold Date **20-Mar-22**

 4  2  2

Distance **0.27km**



18 MAREEBA WAY CRAIGIEBURN VIC 3064 Sold Price ^{RS} **\$748,000** Sold Date **16-Mar-22**

 4  2  2

Distance **0.87km**



22 FALLS AVENUE CRAIGIEBURN VIC 3064 Sold Price **\$750,000** Sold Date **11-Feb-22**

 4  2  2

Distance **1.45km**

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

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