

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

56 Huntington Drive, Craigieburn Vic 3064

Indicative selling price

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

Range between

\$560,000

&

\$615,000

Median sale price

Median price

\$663,500

Property Type

House

Suburb

Craigieburn

Period - From

01/07/2021

to

30/06/2022

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	3 Crosskeys Rd CRAIGIEBURN 3064	\$618,000	08/10/2022
2	22 Flannery St CRAIGIEBURN 3064	\$583,000	23/04/2022
3	3 Melville Rd CRAIGIEBURN 3064	\$581,000	25/06/2022

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:

11/10/2022 14:15



3 2 1

Property Type: house

Agent Comments

Indicative Selling Price

\$560,000 - \$615,000

Median House Price

Year ending June 2022: \$663,500

Comparable Properties

3 Crosskeys Rd CRAIGIEBURN 3064 (REI)

Agent Comments

3 2 2

Price: \$618,000

Method: Auction Sale

Date: 08/10/2022

Property Type: House (Res)

Land Size: 313 sqm approx



22 Flannery St CRAIGIEBURN 3064 (REI)

Agent Comments

3 2 2

Price: \$583,000

Method: Auction Sale

Date: 23/04/2022

Property Type: House (Res)

Land Size: 294 sqm approx



3 Melville Rd CRAIGIEBURN 3064 (REI)

Agent Comments

3 2 1

Price: \$581,000

Method: Auction Sale

Date: 25/06/2022

Property Type: House (Res)

Land Size: 264 sqm approx

Account - Love & Co