

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

6 SALCOMBE COURT 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

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 May 2023

to

30 Apr 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

4 AXMINSTER DRIVE CRAIGIEBURN VIC 3064	\$610,000	16-May-24
14 NEWHAVEN ROAD CRAIGIEBURN VIC 3064	\$607,000	02-Dec-23
2 BANBURY CRESCENT CRAIGIEBURN VIC 3064	\$600,000	16-Dec-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: 30 May 2024



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**4 AXMINSTER DRIVE
CRAIGIEBURN VIC 3064**

3 1 2

Sold Price ^{RS} **\$610,000** Sold Date **16-May-24**

Distance **0.48km**



**14 NEWHAVEN ROAD
CRAIGIEBURN VIC 3064**

3 1 -

Sold Price **\$607,000** Sold Date **02-Dec-23**

Distance **0.81km**



**2 BANBURY CRESCENT
CRAIGIEBURN VIC 3064**

3 1 2

Sold Price **\$600,000** Sold Date **16-Dec-23**

Distance **1.63km**

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

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