

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

61 XENOLITH DRIVE 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Land

Suburb

Craigieburn

Period-from

01 Jun 2022

to

31 May 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

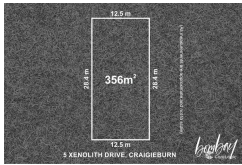
Date of sale

5 XENOLITH DRIVE CRAIGIEBURN VIC 3064	\$410,000	25-May-23
31 COMPUTE STREET GREENVALE VIC 3059	\$461,900	22-Dec-22
17 LUNAR DRIVE GREENVALE VIC 3059	\$400,000	23-Feb-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: 06 June 2023



5 XENOLITH DRIVE CRAIGIEBURN VIC 3064

Sold Price

^{RS} **\$410,000** Sold Date **25-May-23**
 -  -  -

Distance **0.31km**


31 COMPUTE STREET GREENVALE VIC 3059

Sold Price

^{RS} **\$461,900** Sold Date **22-Dec-22**
 -  -  -

Distance **0.46km**


17 LUNAR DRIVE GREENVALE VIC 3059

Sold Price

^{RS} **\$400,000** Sold Date **23-Feb-23**
 -  -  -

Distance **0.64km**
RS = Recent sale

UN = Undisclosed Sale

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