

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

2 LAUDERDALE 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

or range
between

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

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

2 BERRIMA CLOSE CRAIGIEBURN VIC 3064	\$800,000	10-Jun-23
6 FEATHERPARK WAY CRAIGIEBURN VIC 3064	\$780,000	11-Mar-23
8 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	\$775,000	10-Jun-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: 14 June 2023



**2 BERRIMA CLOSE CRAIGIEBURN
VIC 3064**

 4  2  2

Sold Price

^{RS} **\$800,000**

Sold Date

10-Jun-23

Distance

0.37km



**6 FEATHERPARK WAY
CRAIGIEBURN VIC 3064**

 4  2  6

Sold Price

\$780,000

Sold Date

11-Mar-23

Distance

1.95km



**8 CRADLE MOUNTAIN DRIVE
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price

^{RS} **\$775,000**

Sold Date

10-Jun-23

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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