

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

5 LAPIS WALK 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Mar 2023

to

29 Feb 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

28 ACLAND STREET CRAIGIEBURN VIC 3064	\$425,500	05-Oct-23
12 FARRELL STREET CRAIGIEBURN VIC 3064	\$433,000	16-Dec-23
23 REGATTA DRIVE CRAIGIEBURN VIC 3064	\$427,000	15-Sep-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: 12 March 2024

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28 ACLAND STREET CRAIGIEBURN Sold Price
VIC 3064

2 1 1

\$425,500 Sold Date **05-Oct-23**

Distance **0.77km**

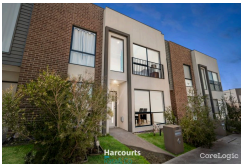


12 FARRELL STREET CRAIGIEBURN Sold Price
VIC 3064

2 2 1

\$433,000 Sold Date **16-Dec-23**

Distance **0.42km**



23 REGATTA DRIVE CRAIGIEBURN Sold Price
VIC 3064

2 2 1

\$427,000 Sold Date **15-Sep-23**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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