

## 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

19 GULLY WAY CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$626,500

Property type

House

Suburb

Craigieburn

Period-from

01 May 2021

to

30 Apr 2022

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

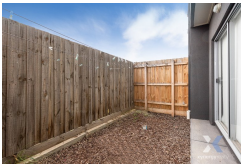
|   |           |           |
|---|-----------|-----------|
| 11/41 FURLONG STREET CRAIGIEBURN VIC 3064 | \$422,000 | 28-Feb-22 |
| 1 GRACE STREET CRAIGIEBURN VIC 3064       | \$410,000 | 11-Mar-22 |
| 12 VIEWRISE WALK CRAIGIEBURN VIC 3064     | \$410,000 | 04-Sep-21 |

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 May 2022

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**11/41 FURLONG STREET  
CRAIGIEBURN VIC 3064**

2 2 1

Sold Price **\$422,000** Sold Date **28-Feb-22**

Distance **0.84km**



**1 GRACE STREET CRAIGIEBURN  
VIC 3064**

2 1 1

Sold Price **\$410,000** Sold Date **11-Mar-22**

Distance **1.48km**



**12 VIEWRISE WALK CRAIGIEBURN  
VIC 3064**

2 1 1

Sold Price Sold Date **04-Sep-21**

Distance **1.77km**

RS = Recent sale UN = Undisclosed Sale

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