

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

26 EREMOPHILA CIRCUIT 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Dec 2023

to

30 Nov 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

67 GOSSIA AVENUE CRAIGIEBURN VIC 3064	\$560,000	22-Oct-24
22 EBONY CIRCUIT CRAIGIEBURN VIC 3064	\$563,000	26-Sep-24
48 DARWINIA DRIVE MICKLEHAM VIC 3064	\$567,500	16-Oct-24

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 December 2024



67 GOSSIA AVENUE CRAIGIEBURN VIC 3064 Sold Price **\$560,000** Sold Date **22-Oct-24**

 3  2  1

Distance **0.87km**



22 EBONY CIRCUIT CRAIGIEBURN VIC 3064 Sold Price **\$563,000** Sold Date **26-Sep-24**

 3  2  1

Distance **1.83km**



48 DARWINIA DRIVE MICKLEHAM VIC 3064 Sold Price **\$567,500** Sold Date **16-Oct-24**

 3  2  1

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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