

## 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

3 Vulcan Drive 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

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$349,000

Property type

Land

Suburb

Craigieburn

Period-from

01 Jun 2020

to

31 May 2021

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

1 Vulcan Drive Craigieburn VIC 3064	\$355,000	10-May-20
45 Rhyolite Drive Craigieburn VIC 3064	\$350,000	23-Feb-21
14 Archipelago Drive Craigieburn VIC 3064	\$380,000	22-Jan-20

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: 21 June 2021



## 1 Vulcan Drive Craigieburn VIC 3064

4 2 -

Sold Price

**\$355,000**

Sold Date **10-May-20**

Distance

**0.02km**



## 45 Rhyolite Drive Craigieburn VIC 3064

- - -

Sold Price

**\$350,000**

Sold Date **23-Feb-21**

Distance

**0.06km**



## 14 Archipelago Drive Craigieburn VIC 3064

5 5 -

Sold Price

**\$380,000**

Sold Date **22-Jan-20**

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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