

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



132 JUSCELINA DRIVE, CRAIGIEBURN,







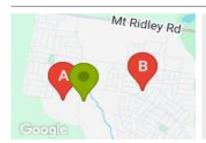
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$580,000

Provided by: Vishwa Sharma, Ray White South Morang

MEDIAN SALE PRICE



CRAIGIEBURN, VIC, 3064

Suburb Median Sale Price (House)

\$665,101

01 July 2024 to 30 June 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



24 LABICHEA ST, CRAIGIEBURN, VIC 3064







Sale Price

***\$557,500**

Sale Date: 09/05/2025

Distance from Property: 273m





45 MOOR PARK DR, CRAIGIEBURN, VIC 3064









Sale Price

\$565,000

Sale Date: 05/04/2025

Distance from Property: 777m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Address Including suburb and postcode	132 JUSCELINA DRIVE, CRAIGIEBURN, VIC 3064	
postcode	132 3030ELINA DITIVE, CITAIGIEBUTTI, VIC 3004	

Indicative selling price

For the meaning of this price see	consumer.vic.gov.au/underquoting
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580,000

Median sale price

Median price	\$665,101	Property type	House	Suburb	CRAIGIEBURN
Period	01 July 2024 to 30 June 2025		Source	pricefinder	

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property		Price	Date of sale
	24 LABICHEA ST, CRAIGIEBURN, VIC 3064	*\$557,500	09/05/2025
	45 MOOR PARK DR, CRAIGIEBURN, VIC 3064	\$565,000	05/04/2025

This Statement of Information was prepared on:

14/07/2025

