

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

4 Penfold Street 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

\$1,100,000

&

1,200,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$

*House

+

*Unit

Suburb

Craigieburn

Period - From

to

Source

Real Estate.com

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 six 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
29 Debonair Parade, Craigieburn, Vic 3064	\$1,640,000	05/05/2025
41 Whitfield Crescent, Craigieburn, Vic 3064	\$1,140,000	02/08/2025
19 Whitfield crescent, Craigieburn, Vic 3064	\$1,105,000	20/06/2025

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 six months.