

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

**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

### Property offered for sale

Address  
Including suburb and  
postcode

21 KENSLEY CIRCUIT, CRAIGIEBURN, VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$765,000

### Median sale price

Median price

\$655,000

Property type

House

Suburb

CRAIGIEBURN

Period

01 July 2023 to 30 June 2024

Source

pricfinder

### Comparable property sales

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

2 SERENITY WAY, CRAIGIEBURN, VIC 3064	\$750,000	16/01/2024
20 TAMARIN ST, CRAIGIEBURN, VIC 3064	\$750,000	12/05/2024
27 SCORIA CCT, CRAIGIEBURN, VIC 3064	\$765,000	11/05/2024

This Statement of Information was prepared on:

18/08/2024