

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

4 SPRING VALLEY AVENUE 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,500

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2023

to

31 Jan 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

1/2 MANNINGTREE PARADE CRAIGIEBURN VIC 3064	\$500,000	13-Jan-24
1/1 NEWLYN DRIVE CRAIGIEBURN VIC 3064	\$475,000	21-Aug-23
4/35 HAMILTON STREET CRAIGIEBURN VIC 3064	\$455,000	01-Aug-23

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: 03 February 2024



**1/2 MANNINGTREE PARADE
CRAIGIEBURN VIC 3064**

 3  1  4

Sold Price **RS \$500,000** Sold Date **13-Jan-24**

Distance **2.03km**

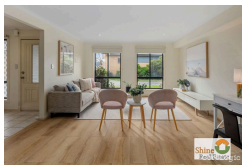


**1/1 NEWLYN DRIVE CRAIGIEBURN
VIC 3064**

 3  1  1

Sold Price **\$475,000** Sold Date **21-Aug-23**

Distance **1.74km**



**4/35 HAMILTON STREET
CRAIGIEBURN VIC 3064**

 3  1  2

Sold Price **\$455,000** Sold Date **01-Aug-23**

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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