

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

4A 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$428,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Sep 2023

to

31 Aug 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

| | | |
|--|-----------|-----------|
| 10 SONA STREET CRAIGIEBURN VIC 3064 | \$575,000 | 31-Aug-24 |
| 5 CREIGHTON WAY CRAIGIEBURN VIC 3064 | \$585,000 | 13-Sep-24 |
| 11 LIMPOPA SQUARE ROXBURGH PARK VIC 3064 | \$551,000 | 23-Mar-24 |

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: 17 September 2024



**10 SONA STREET CRAIGIEBURN
VIC 3064**

 3  2  1

Sold Price

^{RS} **\$575,000**

Sold Date **31-Aug-24**

Distance **4.21km**



**5 CREIGHTON WAY CRAIGIEBURN
VIC 3064**

 3  2  2

Sold Price

^{RS} **\$585,000** ^{UN}

Sold Date **13-Sep-24**

Distance **1.69km**



**11 LIMPOPA SQUARE ROXBURGH
PARK VIC 3064**

 3  2  1

Sold Price

\$551,000

Sold Date **23-Mar-24**

Distance **2.32km**

RS = Recent sale **UN** = Undisclosed Sale

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