AREA SPECIALIST COLLECTIVE

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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

16 CRAIG AVENUE, TYABB, VIC 3931

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

$715,000 & $740,000

Median sale price

Median Price	$730,000	Property type	House	Suburb	Tyabb
Period-from	01 May 2023	to	30 Apr 2024	Source	Corelogic

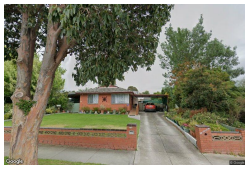
Comparable property sales

These are the 5 properties sold within 5 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.

6 WORWONG AVENUE SOMERVILLE 3912
3 2 -
Sold Price **$691,000** Sold Date **17-Feb-24**
Distance **3.7km**

17 REID PARADE HASTINGS 3915
3 2 1
Sold Price **$712,500** Sold Date **22-Dec-23**
Distance **5.97km**

16 HARROW AVENUE SOMERVILLE 3912
3 1 2
Sold Price **$720,000** Sold Date **22-May-24**
Distance **3.46km**



248 JONES ROAD SOMERVILLE 3912
4 1 2
Sold Price **$725,000** Sold Date **17-Apr-24**
Distance **3.48km**

10 KING STREET HASTINGS 3915
3 1 1
Sold Price **$750,000** Sold Date **11-Jun-24**
Distance **5.27km**

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