

## 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

17/4 DELANY LANE CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$469,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Craigieburn

Period-from

01 Dec 2022

to

30 Nov 2023

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

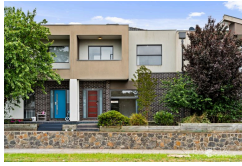
Date of sale

23/4 DELANY LANE CRAIGIEBURN VIC 3064	\$475,000	30-Nov-23
19 MILLSTREAM PASS CRAIGIEBURN VIC 3064	\$482,500	03-Jul-23
28 DENSHAM WAY CRAIGIEBURN VIC 3064	\$490,000	15-Dec-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: 18 December 2023



**23/4 DELANY LANE CRAIGIEBURN  
VIC 3064**

Sold Price

<sup>RS</sup> **\$475,000** Sold Date **30-Nov-23**

 3  2  2

Distance **0.04km**



**19 MILLSTREAM PASS  
CRAIGIEBURN VIC 3064**

Sold Price

**\$482,500** Sold Date **03-Jul-23**

 2  1  1

Distance **0.5km**



**28 DENSHAM WAY CRAIGIEBURN  
VIC 3064**

Sold Price

<sup>RS</sup> **\$490,000** Sold Date **15-Dec-23**

 3  1  2

Distance **0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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