

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

318 WATERVIEW BOULEVARD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,500

Property type

House

Suburb

Craigieburn

Period-from

01 Jan 2023

to

31 Dec 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

312 WATERVIEW BOULEVARD CRAIGIEBURN VIC 3064	\$715,000	20-Aug-22
25 FAIRHAVEN BOULEVARD CRAIGIEBURN VIC 3064	\$778,500	29-Apr-23
5 GLENBRAE STREET CRAIGIEBURN VIC 3064	\$725,000	01-Nov-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: 17 January 2024



Gladstone Park

M 9338 7111

E gladstonepark@ypa.com.au



**312 WATERVIEW BOULEVARD
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price

\$715,000

Sold Date **20-Aug-22**

Distance

0.05km



**25 FAIRHAVEN BOULEVARD
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price

\$778,500

Sold Date **29-Apr-23**

Distance

0.21km



**5 GLENBRAE STREET
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price

\$725,000

Sold Date **01-Nov-23**

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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