

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

23/4 DELANY LANE 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 Nov 2022

to

31 Oct 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

825 AITKEN BOULEVARD CRAIGIEBURN VIC 3064	\$490,000	28-Oct-23
14/6 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064	\$475,000	09-Jun-23
14 CERULEAN WALK CRAIGIEBURN VIC 3064	\$495,500	13-Sep-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: 15 November 2023


**825 AITKEN BOULEVARD
CRAIGIEBURN VIC 3064**
 3  2  2

Sold Price

^{RS}
\$490,000

Sold Date

28-Oct-23

Distance

0.63km

**14/6 LITTLE WINDROCK LANE
CRAIGIEBURN VIC 3064**
 3  2  2

Sold Price

^{RS}
\$475,000

Sold Date

09-Jun-23

Distance

0.71km

**14 CERULEAN WALK
CRAIGIEBURN VIC 3064**
 3  2  2

Sold Price

^{RS}
\$495,500

Sold Date

13-Sep-23

Distance

0.73km
RS = Recent sale

UN = Undisclosed Sale

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