

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

10 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

\$659,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jan 2021

to

31 Dec 2021

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

9 Northleigh Avenue Craigieburn VIC 3064	\$641,000	23-Sep-21
37 Bainbridge Close Craigieburn VIC 3064	\$645,000	23-Jul-21
9 Clovelly Drive Craigieburn VIC 3064	\$666,500	07-Dec-21

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: 12 January 2022



**9 Northleigh Avenue Craigieburn
VIC 3064**

 3  2  2

Sold Price

\$641,000

Sold Date

23-Sep-21

Distance

1.53km



**37 Bainbridge Close Craigieburn
VIC 3064**

 3  2  2

Sold Price

\$645,000

Sold Date

23-Jul-21

Distance

1.01km



**9 Clovelly Drive Craigieburn VIC
3064**

 3  2  2

Sold Price

^{RS} **\$666,500**

Sold Date

07-Dec-21

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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