

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

4/11 TROWARD HARVEY WAY 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Nov 2021

to

31 Oct 2022

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

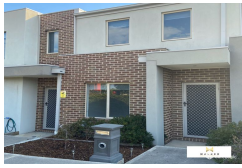
Date of sale

6/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$380,000	08-Jun-22
7/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$390,000	23-Aug-22
17/1-27 PUNT STREET CRAIGIEBURN VIC 3064	\$390,000	12-Sep-22

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: 28 November 2022


**6/1 HYDE PARK AVENUE
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$380,000** Sold Date **08-Jun-22**

Distance **0.24km**


**7/335 GRAND BOULEVARD
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$390,000** Sold Date **23-Aug-22**

Distance **1.35km**


**17/1-27 PUNT STREET
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price Sold Date **12-Sep-22**

Distance **2.12km**


**50/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price ^{RS} **\$376,000** Sold Date **28-Oct-22**

Distance **1.13km**


**47/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$392,000** Sold Date **31-May-22**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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