

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

3 FIRST 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2023

to

30 Sep 2024

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 HILTON STREET CRAIGIEBURN VIC 3064	\$575,000	01-Jun-24
82 DIANNE AVENUE CRAIGIEBURN VIC 3064	\$520,000	25-Sep-24

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: 23 October 2024



**6 HILTON STREET CRAIGIEBURN
VIC 3064**

Sold Price

\$575,000

Sold Date

01-Jun-24



3



1



2

Distance

0.19km



**82 DIANNE AVENUE CRAIGIEBURN
VIC 3064**

Sold Price

^{RS} **\$520,000**

Sold Date

25-Sep-24



3



1



2

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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