

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

5 PADDINGTON STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2022

to

30 Sep 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

16 DASHING ROAD CRAIGIEBURN VIC 3064	\$655,000	13-May-23
19 MAPLE PLACE CRAIGIEBURN VIC 3064	\$653,000	08-Jul-23
34 BALLYBUNION AVENUE CRAIGIEBURN VIC 3064	\$652,000	16-Jul-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: 05 October 2023



Hardy Singh

M 0450017280

E harmandeep.singh@little.com.au



**16 DASHING ROAD CRAIGIEBURN
VIC 3064**

3 2 2

Sold Price

\$655,000

Sold Date

13-May-23

Distance

2.55km



**19 MAPLE PLACE CRAIGIEBURN
VIC 3064**

3 2 2

Sold Price

\$653,000

Sold Date

08-Jul-23

Distance

0.74km



**34 BALLYBUNION AVENUE
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price

\$652,000

Sold Date

16-Jul-23

Distance

2.71km

RS = Recent sale

UN = Undisclosed Sale

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