

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

1 Spring Valley Avenue, CRAIGIEBURN, VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$549,950

or range between

&

Median sale price

Median price

\$ 650,000

Property type

House

Suburb

CRAIGIEBURN

Period - From

05/04/2024

to

04/10/2024

Source

price_finder

Comparable property sales

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 six months.

Address of comparable property		Price	Date of sale
1	6 Hilton Street Craigieburn Vic 3064	\$575,000	01/06/2024
2	27 Gillingham Crescent Craigieburn Vic 3064	\$570,000	06/07/2024
3			

This Statement of Information was prepared on:

05/10/2024

