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<br>Including suburb and postcode | 4 SECOND 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 | $500,000 | & | $550,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $670,000 | Property type | House | Suburb | Craigieburn |
| Period-from | 01 Aug 2024 | to | 31 Jul 2025 | Source | Cotality |

## 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 |
|---|---|---|
| 10 EVE COURT CRAIGIEBURN VIC 3064 | $589,000 | 14-Jun-25 |
| 40 WATTLEGLEN STREET CRAIGIEBURN VIC 3064 | $580,000 | 23-May-25 |
| | | |

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.

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**10 EVE COURT CRAIGIEBURN VIC 3064**

4 1 2

Sold Price **$589,000** Sold Date **14-Jun-25**

Distance **0.23km**



**40 WATTLEGLEN STREET CRAIGIEBURN VIC 3064**

3 1 2

Sold Price **$580,000** Sold Date **23-May-25**

Distance **0.66km**

**RS** = Recent sale **UN** = Undisclosed Sale

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