

## 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 LONDON COURT CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$631,500

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2021

to

31 May 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

2 VALONIA COURT CRAIGIEBURN VIC 3064	\$625,000	15-Feb-22
72 WATTEGLEN STREET CRAIGIEBURN VIC 3064	\$610,000	21-May-22
49 EDINGTON WAY CRAIGIEBURN VIC 3064	\$599,000	25-May-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: 05 June 2022

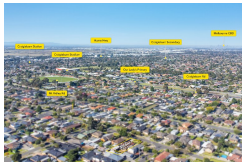


## 2 VALONIA COURT CRAIGIEBURN VIC 3064

Sold Price **\$625,000** Sold Date **15-Feb-22**

3 1 2

Distance -



## 72 WATTLEGLEN STREET CRAIGIEBURN VIC 3064

Sold Price <sup>RS</sup> **\$610,000** Sold Date **21-May-22**

3 1 2

Distance -



## 49 EDINGTON WAY CRAIGIEBURN VIC 3064

Sold Price <sup>RS</sup> **\$599,000** Sold Date **25-May-22**

3 1 4

Distance -

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

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