

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 JUBILEE LANE 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Craigieburn

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|--|-----------|-----------|
| 60 HUNTINGTON DRIVE CRAIGIEBURN VIC 3064 | \$783,500 | 22-Sep-23 |
| 5 GLENBRAE STREET CRAIGIEBURN VIC 3064 | \$725,000 | 01-Nov-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: 09 March 2024

**60 HUNTINGTON DRIVE
CRAIGIEBURN VIC 3064**4  2  2 Sold Price **\$783,500** Sold Date **22-Sep-23**Distance **1.51km****5 GLENBRAE STREET
CRAIGIEBURN VIC 3064**4  2  2 Sold Price **\$725,000** Sold Date **01-Nov-23**Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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