



**YOUR ANZ PROPERTY
PROFILE REPORT**

**65 VALIANT CRES,
CRAIGIEBURN 3064**

Date created:

12 March 2023

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Your free Property Profile Report

What's in this report?

YOUR PROPERTY PROFILE

Find out the property's features, estimated price range and sales history.

SELECTED COMPARABLE PROPERTIES

What are the prices and features of properties recently sold, for sale and for rent in the area?

PROPERTY PROFILE OF CRAIGIEBURN

Follow the local price trends, clearance rates, rental yields and more.

INTERESTING SUBURB INSIGHTS

Discover more about the suburb including local amenities.

SUBURB SALES RESULTS

Facts for sellers including property sales by price range and real estate agent results.

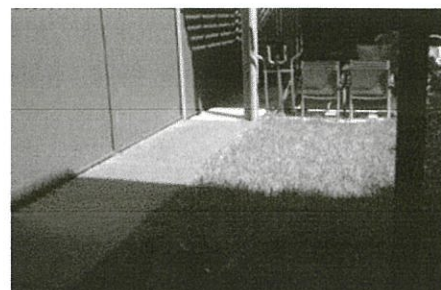
IMPORTANT INFORMATION

This ANZ Property Profile Report is not personal advice or a recommendation. It contains general information only and does not take into account your personal needs and financial circumstances. It is for personal use only. This report includes information provided by ANZ and PropTrack Pty Ltd (PropTrack). While ANZ has endeavoured to ensure that the information in this report is accurate as at the date this report was created, the information may change and ANZ takes no responsibility for any error or omission relating to this information.

Temp_05 (04/2022)



YOUR PROPERTY PROFILE



House 2 1 1

65 Valiant Cres, Craigieburn 3064

Lot/Plan number: Lot 11/PS705775
Property type: House
Land size: Approximately 128 sqm
Land use: Residential

Points of interest:

- Highlanders Cricket Club (438m)
- Aitken Hill Primary School (1.1km)
- Craigieburn Library (988m)
- Ambulance Victoria (1.7km)

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Melbourne CBD
24.8km

Primary school
1.1km

Current market price range estimate:

\$402,800 - \$445,200

Midpoint:

\$424,000

This price range estimate¹ isn't a valuation² of the property or guarantee of its market value or future sale price, it is an estimate only based on certain available information. Price ranges may change daily and the actual sale price (if the property is sold) may be different.

You should make your own enquiries and obtain independent financial and legal advice before deciding whether to invest in property or deciding the price you are willing to pay for a property. Sales history and past performance are not indicative of future price or performance.

Find out your potential borrowing power with ANZ tools and calculators

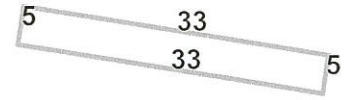
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YOUR PROPERTY PROFILE



Land size:
Approximately 128 sqm



MEDIAN DAYS ON MARKET
FOR SIMILAR PROPERTIES⁴ IN
CRAIGIEBURN:

59

Seeing many properties? Take notes to remember.

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Apply for an Approval in Principle**.

We can help you work out exactly how much you can afford to borrow so you can bid with confidence.

 anz.com/buyready

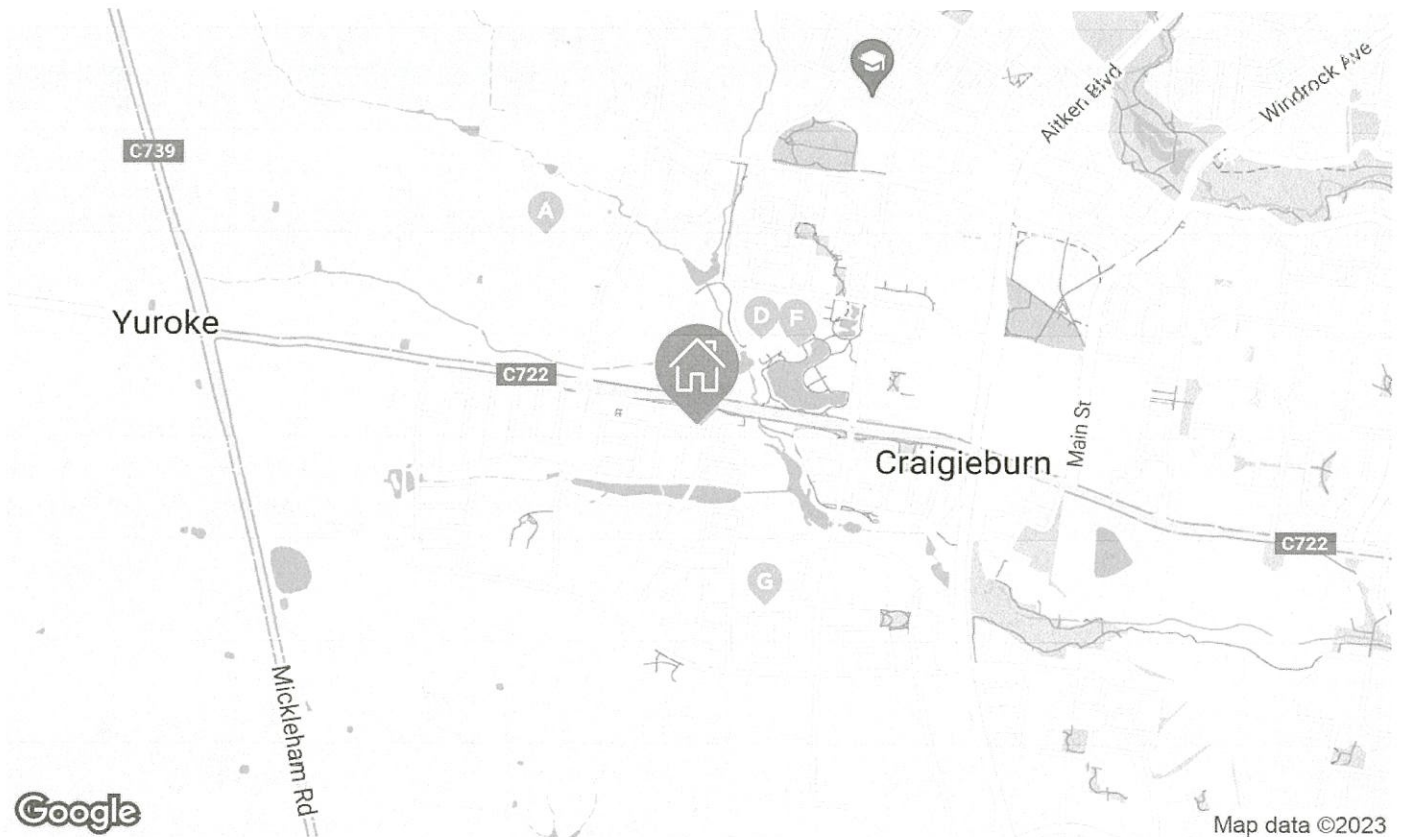


Find out more online at: anz.com/buyready or call us on 1800 809 218

RECENTLY SOLD HOUSES IN CRAIGIEBURN



PropTrack has selected a number of recently sold properties to assist you to assess 65 Valiant Cres, Craigieburn. These are chosen based on property features, recency of sale and distance to your selected property.



Sold for: \$435,000



A 12 Delta Dr, Craigieburn

Land size: Approx. 149 sqm
 Agency name: M7 Real Estate

Sold on: 18 Dec 22
 Sale type: Private Treaty
 Listed on: 18 Dec 22



Sold for: \$480,000



B 28 Yarramie Cct, Craigieburn

Land size: Approx. 114 sqm
 Agency name: Barry Plant

Sold on: 08 Nov 22
 Sale type: Private Treaty
 Listed on: 06 Nov 22



RECENTLY SOLD HOUSES IN CRAIGIEBURN



Sold for: \$415,000

2 1 1

C 67 Valiant Cres, Craigieburn

Land size: Approx. 128 sqm
Agency name: My Agent Real Estate

Sold on: 01 Jul 22
Sale type: Auction
Listed on: 26 Jun 22



Sold for: \$405,000

3 2 1

D 26 Cascade Tce, Craigieburn

Land size: Approx. 105 sqm
Agency name: MVP Realty

Sold on: 10 Oct 22
Sale type: Private Treaty
Listed on: 09 Oct 22



Sold for: Not Available

3 2 2

E 24 Yarramie Cct, Craigieburn

Land size: Approx. 119 sqm



Sold for: \$460,000

3 2 2

F 32 Yarramie Cct, Craigieburn

Land size: Approx. 129 sqm
Agency name: Moment Group

Sold on: 23 Aug 22
Sale type: Private Treaty
Listed on: 21 Aug 22



Sold for: \$400,000

2 1 1

G 10 Ivy Pl, Craigieburn

Land size: Approx. 142 sqm
Features: Air conditioning, Built in wardrobes, Dishwasher, Heating
Agency name: WALKER

Sold on: 30 Jul 22
Sale type: Private Treaty
Listed on: 24 Jul 22

HOUSES FOR SALE IN CRAIGIEBURN



PropTrack has selected a number of properties recently listed for sale to assist you to assess 65 Valiant Cres, Craigieburn. These are chosen based on property features, recency of listing and distance to your selected property.



Advertised price: \$395,000



A 49 Valiant Cres, Craigieburn

Land size: Approx. 128 sqm
Agency name: LJ Hooker

Sale type: Private Treaty
Listed on: 05 Mar 23



Advertised price: \$469,000



B 18 Bayano Way, Craigieburn

Land size: Approx. 87 sqm
Features: Air conditioning, Balcony, Dishwasher
Agency name: Barry Plant

Sale type: Private Treaty
Listed on: 05 Feb 23



HOUSES FOR SALE IN CRAIGIEBURN

SALES



Advertised price: \$450,000

2 2 2

C 163 Central Park Ave, Craigieburn

Land size: Approx. 175 sqm
Agency name: LJ Hooker Epping

Sale type: Private Treaty
Listed on: 05 Feb 23



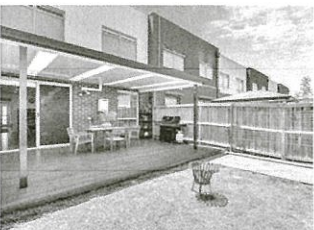
Advertised price: \$495,000

3 2 2

D 6 Alexander Cct, Craigieburn

Land size: Approx. 163 sqm
Agency name: Secure Rental Management

Sale type: Private Treaty
Listed on: 26 Feb 23



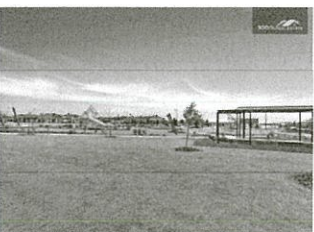
Advertised price: \$480,000

3 2 1

E 40 Cascade Tce, Craigieburn

Land size: Approx. 179 sqm
Agency name: Barry Plant

Sale type: Private Treaty
Listed on: 26 Feb 23



Advertised price: \$480,000

3 2 1

F 9 Channel Walk, Craigieburn

Land size: Approx. 154 sqm

Sale type: Private Treaty
Listed on: 05 Feb 23



Advertised price: \$380,000

2 2 1

G 17 Huntingfield St, Craigieburn

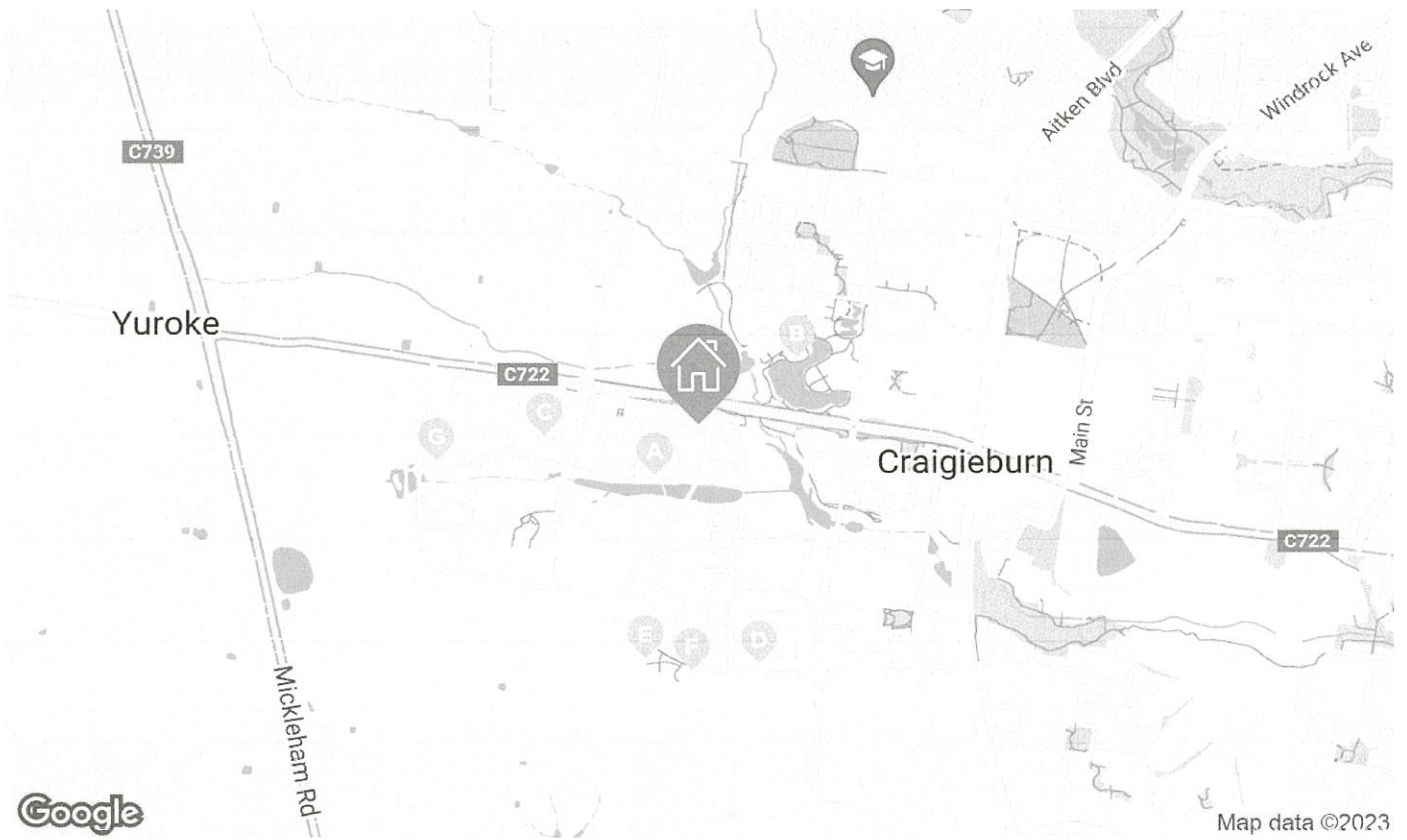
Land size: Approx. 137 sqm
Features: Air conditioning
Agency name: Harcourts Rata & Co

Sale type: Private Treaty
Listed on: 12 Feb 23

HOUSES FOR RENT IN CRAIGIEBURN



PropTrack has selected a number of properties recently listed for rent to assist you to assess 65 Valiant Cres, Craigieburn. These are chosen based on property features, recency of listing and distance to your selected property.



Advertised rent: \$385 (per week)



32 Faith Rd, Craigieburn

Land size: Approx. 103 sqm
Agency name: LJ Hooker

Listed on: 19 Feb 23



Advertised rent: \$450 (per week)



8 Yarramie Cct, Craigieburn

Land size: Approx. 122 sqm
Features: Balcony, Dishwasher, Heating
Agency name: Xynergy Realty Docklands

Listed on: 05 Feb 23



HOUSES FOR RENT IN CRAIGIEBURN



Advertised rent: \$430 (per week)

3 2 1

14 Lush Dr, Craigieburn

Land size: Approx. 141 sqm

Listed on: 19 Feb 23

Agency name: Bombay Real Estate Wollert, Mickleham, Craigieburn



Advertised rent: \$360 (per week)

2 2 1

58 Baronial Way, Craigieburn

Land size: Approx. 146 sqm

Listed on: 05 Feb 23

Agency name: Harcourts



Advertised rent: \$450 (per week)

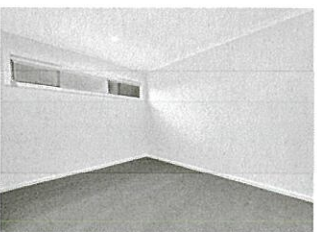
3 2 1

3 Century Way, Craigieburn

Land size: Approx. 138 sqm

Listed on: 05 Feb 23

Agency name: Ironfish Real Estate Melbourne



Advertised rent: \$450 (per week)

3 2 1

18 Abbington St, Craigieburn

Land size: Approx. 138 sqm

Listed on: 12 Feb 23

Agency name: LJ Hooker



Advertised rent: \$405 (per week)

3 2 2

52 Fortitude Dr, Craigieburn

Land size: Approx. 149 sqm

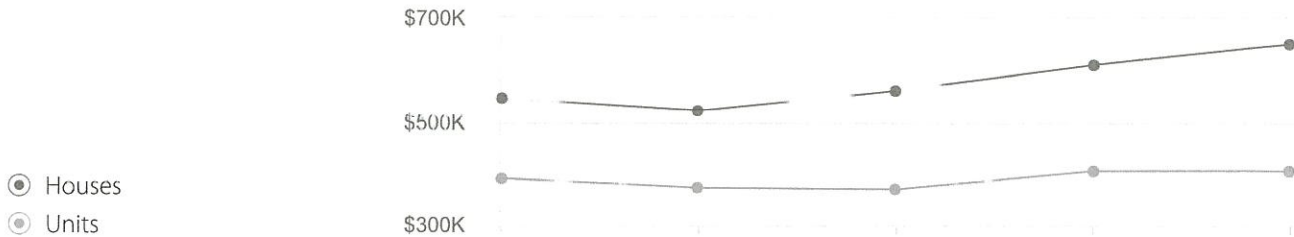
Listed on: 05 Mar 23

Agency name: Ray White

PROPERTY PROFILE OF CRAIGIEBURN

What is the property price trend in Craigieburn over the past 5 years?

The following graph and snapshot show the median price trends for houses and units in Craigieburn. The data is indicative only and is based on historical sales data.



		2018	2019	2020	2021	2022
House	Median	\$545K	\$521K	\$560K	\$610K	\$650K
	Change	9.44%	-4.40%	7.49%	8.93%	6.56%
Unit	Median	\$390K	\$373K	\$370K	\$405K	\$405K
	Change	11.43%	-4.49%	-0.67%	9.46%	0.00%

Based on calendar years

Suburb snap shot for 12 months ending February 2023

Number of existing dwellings:	24,045	Auction clearance rate ⁷ (houses):	82.80% ↓
Number of dwellings sold:	1,024 ↓	Median days on market ⁸ :	NA
Portion of dwellings sold ⁵ (% of turnover):	4.26%	Median discounting ⁹ (houses):	-0.05% ↑
Median house price ⁶ :	\$645,000 ↑	Highest sold price (houses):	\$19,380,000 ↑
Number of houses sold at auction:	403	Lowest sold price (houses):	\$95,000 ↑

Arrows signify change compared to previous 12 month period

5 YEAR TREND¹⁰

Median prices: 2017-2022

Houses	Units
5.60%	3.15%
State: 6.42%	State: 2.39%
National: 6.31%	National: 2.55%

MEDIAN PRICE⁶

12 months to Dec 2022 vs previous 12 months

Houses	Units
3.20%	-1.23%
State: 3.27%	State: -2.48%
National: 5.80%	National: -0.44%

RENTAL YIELD¹¹

12 months to Dec 2022 vs previous 12 months

Houses	Units
3% ↑	4% ↑
State: 3%	State: 3%
National: 3%	National: 4%

AUCTION CLEARANCE RATE⁷

12 months to Dec 2022 vs previous 12 months

Houses	Units
82.80% ↓	SNR
State: 83.39%	State: 83.12%
National: 83.50%	National: 84.37%

Data Source: PropTrack Pty Ltd

NA – Data not available; SNR – Statistically not reliable



Find out more online at: anz.com/buyready or call us on 1800 809 218

INTERESTING SUBURB INSIGHTS



ABOUT CRAIGIEBURN

Population:
379

Closest CBD:
Melbourne CBD

Distance to CBD:
24.8km

Local council:
I lume

Shopping

- Craigieburn Junction
- Craigieburn Central

Emergency Services

- Ambulance Victoria

Schools & Universities

- Aitken Hill Primary School
- Oscar Romero Catholic Primary School

Sports & Recreation Facilities

- Highlanders Cricket Club
- Craigieburn City Football Club

Other Services

- Australia Post
- Australia Post Craigieburn

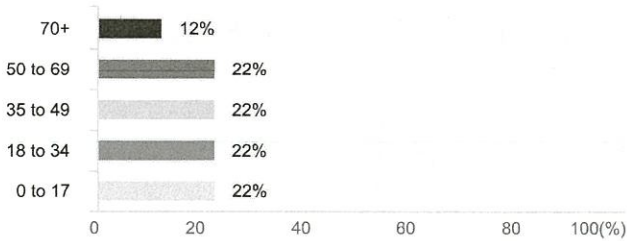
ANZ Branches

- Roxburgh Park
- Craigieburn

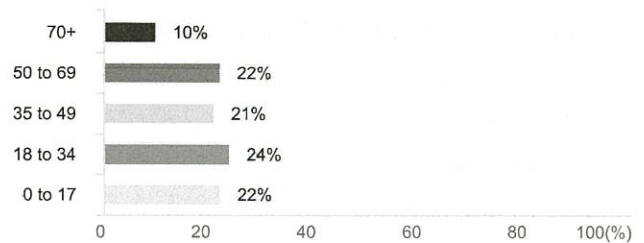
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AGE DISTRIBUTION

Craigieburn

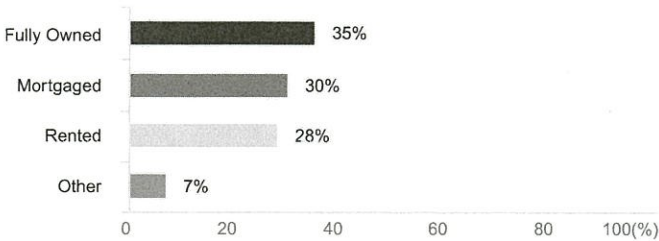


Victoria

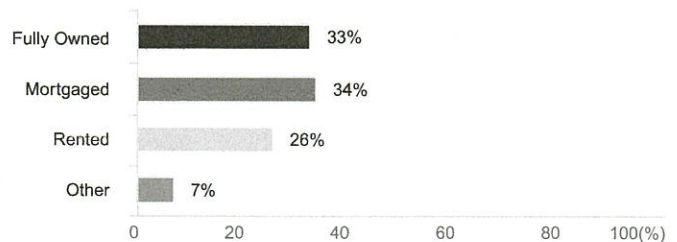


DO RESIDENTS MAINLY OWN OR RENT?

Craigieburn



Victoria



Source: The above information is indicative only, and is based on data from the Australian Bureau of Statistics under a Creative Commons Attribution Licence 4.0 International licence and research by PropTrack Pty Ltd.

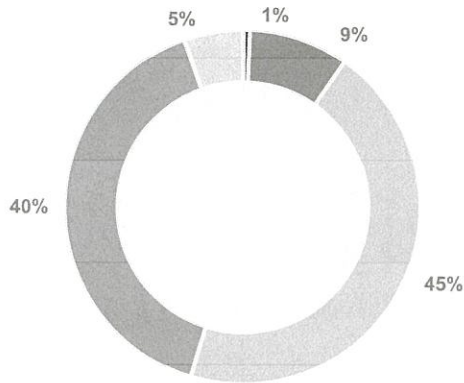


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SALES RESULTS IN CRAIGIEBURN

HOUSES FOR SALE - BY BEDROOM COUNT

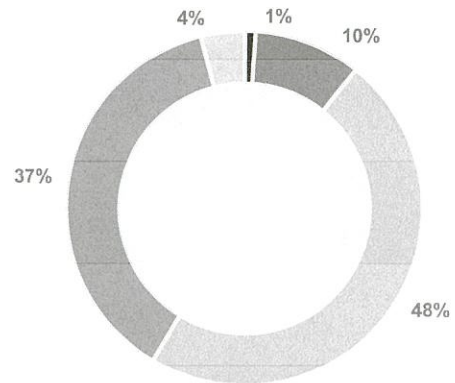
Percentage of houses advertised for sale by bedroom count
Auction and Private treaty - 12 months to March 2023



- 1 Bedroom House (1%)
- 2 Bedroom House (9%)
- 3 Bedroom House (45%)
- 4 Bedroom House (40%)
- 5+ Bedroom House (5%)

HOUSES SOLD - BY BEDROOM COUNT

Percentage of houses sold by bedroom count
Auction and Private treaty - 12 months to February 2023

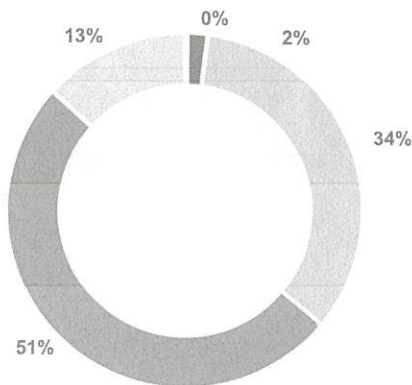


- 1 Bedroom House (1%)
- 2 Bedroom House (10%)
- 3 Bedroom House (48%)
- 4 Bedroom House (37%)
- 5+ Bedroom House (4%)

Records without bedroom count are not included above. Figures are rounded to the nearest percentage.
Source: PropTrack Pty Ltd.

HOUSES SOLD - BY PRICE RANGE

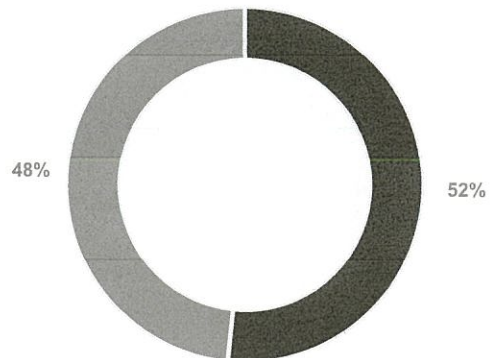
Percentage of houses sold by price range
Auction and Private treaty - 12 months to February 2023



- <= \$200,000 (0%)
- \$200,000 to \$400,000 (2%)
- \$400,000 to \$600,000 (34%)
- \$600,000 to \$800,000 (51%)
- > \$800,000 (13%)

UNITS SOLD - BY PRICE RANGE

Percentage of units sold by price range
Auction and Private treaty - 12 months to February 2023



- \$200,000 to \$400,000 (52%)
- \$400,000 to \$600,000 (48%)

Records without price are not included above. Figures are rounded to the nearest percentage.
Source: PropTrack Pty Ltd.



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SALES RESULTS AS REPORTED BY PROPTRACK FOR CRAIGIEBURN

What is this data based on?

This data is provided by PropTrack Pty Ltd, sourced on or before the date on the report, for the period specified. A maximum of ten entries per table are displayed and are arranged in alphabetical order by agency name if results are the same. Figures are rounded to nearest whole number. Information on this page is general only and is not a substitute for professional advice in relation to real estate agents.

MEDIAN DAYS ON MARKET FOR PRIVATE TREATY SALES¹²

Agencies by ascending median days on market
12 months to March 2023

Agency name	Number listed (private treaty only)	Median days on the market
Biggin & Scott	7	17
Di Battista Real Estate	7	19
Brad Teal Woodards	5	23
SKREALTORS Real Estate Craigieburn, Mickleham, Wollert	5	24
Stockdale & Leggo	10	25
Henley Homes	4	26
Little Real Estate	4	28
WALKER	7	29
Bombay Real Estate Craigieburn, Mickleham, Wollert Team	3	30
CSquare	11	30

Agencies must have at least three recorded listed sales in the time period.
Source: PropTrack Pty Ltd.

NUMBER OF AUCTION LISTINGS

Agencies by descending number of listings
12 months to March 2023

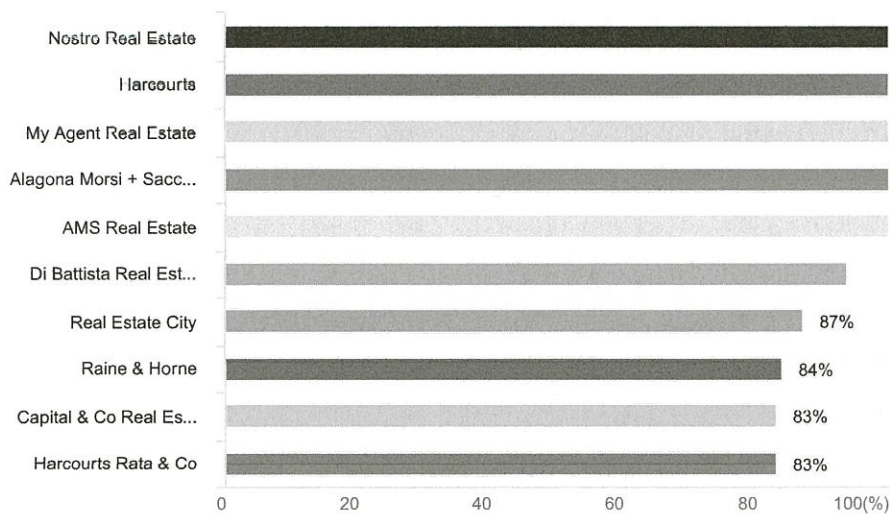
Agency name	Number of auction listings	Number of auction sales
Ray White	161	126
Barry Plant	53	41
Bombay Real Estate Wollert, Mickleham, Craigieburn	26	21
Di Battista Real Estate	19	18
Harcourts	19	19
Raine & Horne	19	16
Stockdale & Leggo	9	5
Universal Real Estate Craigieburn	9	6
YPA Craigieburn	9	4
Alagona Morsi + Sacco	8	8

Agencies must have at least three recorded auctions in the time period.
Source: PropTrack Pty Ltd.

SALES RESULTS AS REPORTED BY PROPTACK FOR CRAIGIEBURN

AUCTION CLEARANCE RATE⁷

Agencies by descending order of auction clearance rates
12 months to March 2023



Suburb clearance rate

82%

Agencies must have at least three recorded listed sales in the time period.
Source: PropTrack Pty Ltd.