

STATEMENT OF INFORMATION

22 WATER LILY CIRCUIT, CRAIGIEBURN, VIC 3064

PREPARED BY SARWAN SANDHU, SKAD REAL ESTATE THOMASTOWN



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 WATER LILY CIRCUIT, CRAIGIEBURN, 5 3 2

Indicative Selling Price

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

Price Range: \$1,000,000 to \$1,100,000

Provided by: sarwan sandhu, SKAD REAL ESTATE THOMASTOWN

MEDIAN SALE PRICE



CRAIGIEBURN, VIC, 3064

Suburb Median Sale Price (House)

\$650,000

01 July 2022 to 30 June 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



26 ROYAL TCE, CRAIGIEBURN, VIC 3064 6 3 4

Sale Price

\$1,040,000

Sale Date: 30/09/2022

Distance from Property: 1.2km



75 WISTERIA AVE, CRAIGIEBURN, VIC 3064 4 2 2

Sale Price

***\$1,050,000**

Sale Date: 15/07/2023

Distance from Property: 218m



17 CONSERVATION DR, CRAIGIEBURN, VIC 4 3 3

Sale Price

\$1,100,000

Sale Date: 03/09/2022

Distance from Property: 3.4km



This report has been compiled on 16/08/2023 by SKAD REAL ESTATE THOMASTOWN. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

22 WATER LILY CIRCUIT, CRAIGIEBURN, VIC 3064

Indicative selling price

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

Price Range: \$1,000,000 to \$1,100,000


Median sale price

Median price: \$650,000

Property type: Vacant Land

Suburb: CRAIGIEBURN

Period: 01 July 2022 to 30 June 2023

Source: 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
26 ROYAL TCE, CRAIGIEBURN, VIC 3064	\$1,040,000	30/09/2022
75 WISTERIA AVE, CRAIGIEBURN, VIC 3064	*\$1,050,000	15/07/2023
17 CONSERVATION DR, CRAIGIEBURN, VIC 3064	\$1,100,000	03/09/2022

This Statement of Information was prepared on: 16/08/2023