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

27 Dalwhinnie Crescent, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$620,000		&		\$680,000				
Median sale p	rice								
Median price	\$652,000	Pro	operty Type	Hou	se		Suburb	Craigieburn	
Period - From	01/07/2023	to	30/09/2023		So	urce	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	6 Bottlebrush Rd CRAIGIEBURN 3064	\$710,000	04/08/2023
2	96 Wattletree St CRAIGIEBURN 3064	\$652,000	03/11/2023
3	34 Ballybunion Av CRAIGIEBURN 3064	\$652,000	14/07/2023

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 six months.

This Statement of Information was prepared on:

08/11/2023 12:33



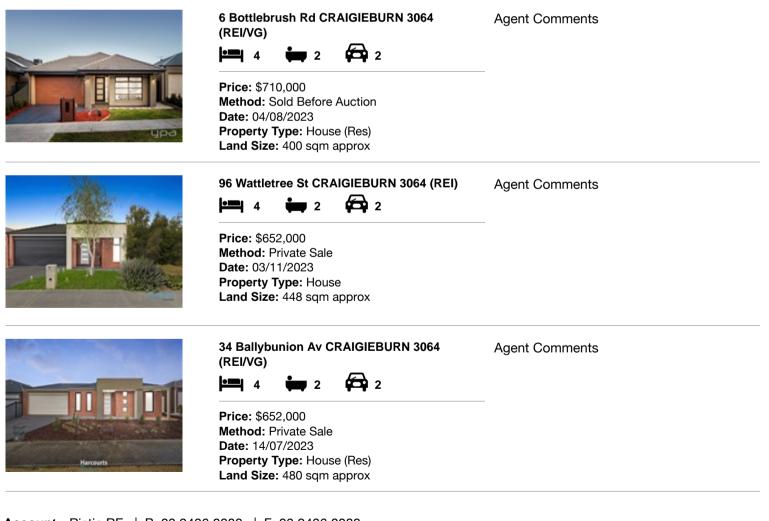






Property Type: House (Res) Land Size: 448 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median House Price September quarter 2023: \$652,000

Comparable Properties



Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088



Propertydata

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