

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 between \$620,000 & \$680,000

Median sale price

Median price \$652,000 Property Type House Suburb Craigieburn

Period - From 01/07/2023 to 30/09/2023 Source 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.

	Address 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



 4  2  2

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



6 Bottlebrush Rd CRAIGIEBURN 3064 (REI/VG)

Agent Comments

 4  2  2

Price: \$710,000

Method: Sold Before Auction

Date: 04/08/2023

Property Type: House (Res)

Land Size: 400 sqm approx



96 Wattletree St CRAIGIEBURN 3064 (REI)

Agent Comments

 4  2  2

Price: \$652,000

Method: Private Sale

Date: 03/11/2023

Property Type: House

Land Size: 448 sqm approx



34 Ballybunion Av CRAIGIEBURN 3064 (REI/VG)

Agent Comments

 4  2  2

Price: \$652,000

Method: Private Sale

Date: 14/07/2023

Property Type: House (Res)

Land Size: 480 sqm approx

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