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

3 MALLACOOTA WAY 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	\$690,000	&	\$740,000
Olligic i fice	between	ψ030,000	Q.	Ψ1 40,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$650,000	Prope	erty type	type House		Suburb	Craigieburn
Period-from	01 Jul 2022	to	30 Jun 2	2023	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
29 DAYMAR CIRCUIT CRAIGIEBURN VIC 3064	\$695,000	30-May-23
407 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$727,000	10-Jun-23
17 LEVEQUE LOOP CRAIGIEBURN VIC 3064	\$736,500	14-Apr-23

OR

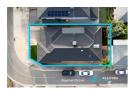
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 14 July 2023





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29 DAYMAR CIRCUIT **CRAIGIEBURN VIC 3064**

₽ 2

⇔ 2

Sold Price

\$695,000 Sold Date **30-May-23**

Distance 0.42km



407 GRAND BOULEVARD CRAIGIEBURN VIC 3064

四 4 ₽ 2 Sold Price

** \$727,000 Sold Date 10-Jun-23

Distance 1.25km



17 LEVEQUE LOOP CRAIGIEBURN Sold Price VIC 3064

= 4 ₾ 2 ⇔ 2

\$736,500 Sold Date 14-Apr-23

Distance 1.91km

RS = Recent sale

UN = Undisclosed Sale

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