

## 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

9 BOWENIA AVENUE CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Land

Suburb

Craigieburn

Period-from

01 Jan 2023

to

31 Dec 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

134 JUSCELINA DRIVE CRAIGIEBURN VIC 3064	\$660,000	08-Jan-24
5 BINGLEY STREET CRAIGIEBURN VIC 3064	\$730,000	29-Nov-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: 18 January 2024



**134 JUSCELINA DRIVE  
CRAIGIEBURN VIC 3064**

 4  2  1

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date **08-Jan-24**

Distance **0.13km**



**5 BINGLEY STREET CRAIGIEBURN  
VIC 3064**

 4  2  1

Sold Price

**\$730,000**

Sold Date **29-Nov-23**

Distance **0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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