

STATEMENT OF INFORMATION

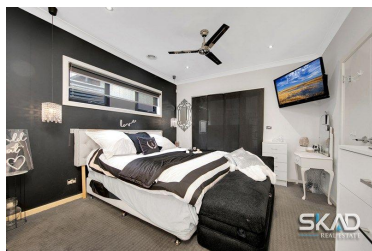
35 DALWHINNIE CRESCENT, CRAIGIEBURN, VIC 3064

PREPARED BY SKAD REAL ESTATE THOMASTOWN, 177 HIGH STREET THOMASTOWN



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 DALWHINNIE CRESCENT,

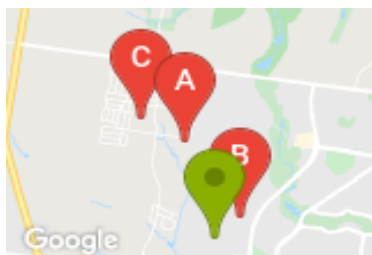
3 bedrooms 2 bathrooms 1 car

Indicative Selling Price

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

Price Range: \$530,000 to \$550,000

MEDIAN SALE PRICE



CRAIGIEBURN, VIC, 3064

Suburb Median Sale Price (House)

\$560,000

01 October 2019 to 30 September 2020

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.



58 RIALTO CCT, CRAIGIEBURN, VIC 3064

3 bedrooms - bathrooms - car

Sale Price

\$540,000

Sale Date: 01/10/2020

Distance from Property: 1.5km



19 FARRELL ST, CRAIGIEBURN, VIC 3064

3 bedrooms 2 bathrooms 1 car

Sale Price

\$550,000

Sale Date: 05/08/2020

Distance from Property: 458m



26 LIGNUM ST, CRAIGIEBURN, VIC 3064

3 bedrooms - bathrooms - car

Sale Price

\$522,400

Sale Date: 12/02/2020

Distance from Property: 2km



This report has been compiled on 27/12/2020 by SKAD REAL ESTATE THOMASTOWN. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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.

Property offered for

Address
Including suburb and

35 DALWHINNIE CRESCENT, CRAIGIEBURN, VIC 3064

Indicative selling price

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

Price Range:

\$530,000 to \$550,000

Median sale price

Median price

\$560,000

Property type

House

Suburb

CRAIGIEBURN

Period

01 October 2019 to 30 September 2020

Source

 pricefinder

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

Price

Date of sale

58 RIALTO CCT, CRAIGIEBURN, VIC 3064	\$540,000	01/10/2020
19 FARRELL ST, CRAIGIEBURN, VIC 3064	\$550,000	05/08/2020
26 LIGNUM ST, CRAIGIEBURN, VIC 3064	\$522,400	12/02/2020

This Statement of Information was prepared

27/12/2020