

STATEMENT OF INFORMATION

109 JUSCELINA DRIVE, CRAIGIEBURN, VIC 3064

PREPARED BY RISHI RAILOWAL, SAHARA REAL ESTATE, PHONE: 0478889701

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

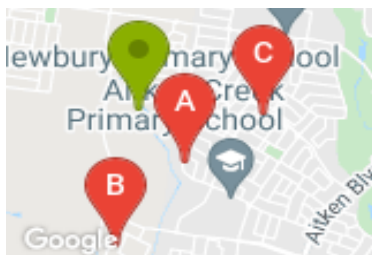
**109 JUSCELINA DRIVE, CRAIGIEBURN,**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$900,000 to \$950,000**

Provided by: Rishi Railowal, Sahara Real Estate

MEDIAN SALE PRICE

**CRAIGIEBURN, VIC, 3064****Suburb Median Sale Price (Vacant Land)****\$355,450**

01 January 2021 to 31 December 2021

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.

**112 GREVILLEA ST, CRAIGIEBURN, VIC 3064**

4 2 2

Sale Price**\$868,000**

Sale Date: 30/10/2021

Distance from Property: 486m

**3 ANDAMAN DR, CRAIGIEBURN, VIC 3064**

5 3 2

Sale Price**\$980,000**

Sale Date: 10/01/2022

Distance from Property: 989m

**23 GLENBRAE ST, CRAIGIEBURN, VIC 3064**

3 2 2

Sale Price**\$737,000**

Sale Date: 15/10/2021

Distance from Property: 819m



This report has been compiled on 28/02/2022 by Sahara Real Estate. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

109 JUSCELINA DRIVE, CRAIGIEBURN, VIC 3064

Indicative selling price

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

Price Range:

\$900,000 to \$950,000

Median sale price

Median price

\$355,450

Property type

Vacant Land

Suburb

CRAIGIEBURN

Period

01 January 2021 to 31 December 2021

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 property

Price

Date of sale

112 GREVILLEA ST, CRAIGIEBURN, VIC 3064	\$868,000	30/10/2021
3 ANDAMAN DR, CRAIGIEBURN, VIC 3064	\$980,000	10/01/2022
23 GLENBRAE ST, CRAIGIEBURN, VIC 3064	\$737,000	15/10/2021

This Statement of Information was prepared on:

28/02/2022