

COMPARATIVE MARKET ANALYSIS

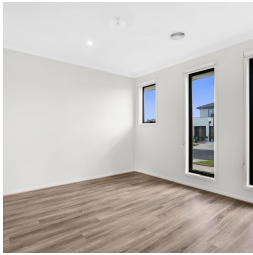
STATEMENT OF INFORMATION

41 COOLAMON DRIVE, CRAIGIEBURN, VIC 3064

PREPARED BY BOMBAY REAL ESTATE PTY LTD, 244 EPPING ROAD WOLLERT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



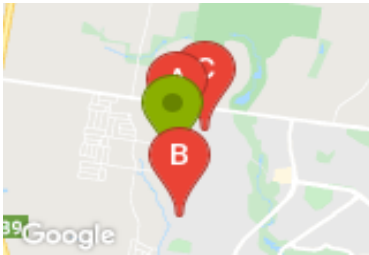
41 COOLAMON DRIVE, CRAIGIEBURN, VIC  4  2  2

Indicative Selling Price

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

Price Range: **\$615,000 to \$645,000**

MEDIAN SALE PRICE



CRAIGIEBURN, VIC, 3064

Suburb Median Sale Price (House)

\$665,000

01 January 2022 to 31 March 2022

Provided by: 

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.



39 GATESHEAD ST, CRAIGIEBURN, VIC 3064  4  2  2

Sale Price

\$632,000

Sale Date: 21/10/2021

Distance from Property: 342m



14 MONTPELLIER CRES, CRAIGIEBURN, VIC  3  2  2

Sale Price

\$650,000

Sale Date: 29/10/2021

Distance from Property: 775m



22 GROVETON ST, CRAIGIEBURN, VIC 3064  4  2  2

Sale Price

\$635,000

Sale Date: 05/11/2021

Distance from Property: 645m



This report has been compiled on 27/04/2022 by Bombay Real Estate Pty Ltd. 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

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

41 COOLAMON DRIVE, CRAIGIEBURN, VIC 3064

Indicative selling price

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

Price Range:

\$615,000 to \$645,000

Median sale price

Median price

\$665,000

Property type

House

Suburb

CRAIGIEBURN

Period

01 January 2022 to 31 March 2022

Source



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

39 GATESHEAD ST, CRAIGIEBURN, VIC 3064	\$632,000	21/10/2021
14 MONTELLIER CRES, CRAIGIEBURN, VIC 3064	\$650,000	29/10/2021
22 GROVETON ST, CRAIGIEBURN, VIC 3064	\$635,000	05/11/2021

This Statement of Information was prepared on:

27/04/2022