Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	23 Ballybunion Avenue, Craigieburn Vic 3064
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$600,000	&	\$650,000

Median sale price

Median price	\$670,000	Pro	perty Type	House		Suburb	Craigieburn
Period - From	01/04/2024	to	30/06/2024	,	Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	38 Baronial Way CRAIGIEBURN 3064	\$640,000	17/08/2024
2	30 Cable Cirt CRAIGIEBURN 3064	\$653,000	12/07/2024
3	10 Montvale Dr CRAIGIEBURN 3064	\$630,000	25/05/2024

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 six months.

This Statement of Information was prepared on:	09/09/2024 15:40



Date of sale



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Indicative Selling Price \$600,000 - \$650,000 **Median House Price** June quarter 2024: \$670,000





Property Type: House Land Size: 375 sqm approx **Agent Comments**

Comparable Properties



38 Baronial Way CRAIGIEBURN 3064 (REI)





Price: \$640,000 Method: Auction Sale Date: 17/08/2024

Property Type: House (Res)

Agent Comments



30 Cable Cirt CRAIGIEBURN 3064 (REI/VG)





Price: \$653,000 Method: Private Sale Date: 12/07/2024 Property Type: House Land Size: 467 sqm approx Agent Comments



10 Montvale Dr CRAIGIEBURN 3064 (REI/VG)

Price: \$630.000 Method: Private Sale Date: 25/05/2024 Property Type: House Land Size: 400 sqm approx Agent Comments

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067





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