

# 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

23 Ballybunion Avenue, Craigieburn Vic 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$650,000

### Median sale price

Median price \$670,000

Property 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	Price	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

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**Indicative Selling Price**

\$600,000 - \$650,000

**Median House Price**

June quarter 2024: \$670,000



4 2 2

**Property Type:** House

**Land Size:** 375 sqm approx

Agent Comments

## Comparable Properties



**38 Baronial Way CRAIGIEBURN 3064 (REI)**

Agent Comments

4 2 2

**Price:** \$640,000

**Method:** Auction Sale

**Date:** 17/08/2024

**Property Type:** House (Res)



**30 Cable Cirt CRAIGIEBURN 3064 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$653,000

**Method:** Private Sale

**Date:** 12/07/2024

**Property Type:** House

**Land Size:** 467 sqm approx



**10 Montvale Dr CRAIGIEBURN 3064 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$630,000

**Method:** Private Sale

**Date:** 25/05/2024

**Property Type:** House

**Land Size:** 400 sqm approx