

# 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

33 Grove Road, Craigieburn Vic 3064

### Indicative selling price

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

Range between \$560,000

&

\$610,000

### Median sale price

Median price \$630,000

Property Type House

Suburb Craigieburn

Period - From 01/07/2021

to

30/09/2021

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 | 31 Mallacoota Way CRAIGIEBURN 3064 | \$602,000 | 11/12/2021   |
| 2 | 41 Reverence Dr CRAIGIEBURN 3064   | \$585,000 | 25/11/2021   |
| 3 | 5 Coniston PI CRAIGIEBURN 3064     | \$562,000 | 14/12/2021   |

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:

07/01/2022 14:27



**Property Type:** House

**Land Size:** 300 sqm approx

**Agent Comments**

## Comparable Properties

**31 Mallocoota Way CRAIGIEBURN 3064 (REI)**

**Agent Comments**



**Price:** \$602,000

**Method:** Auction Sale

**Date:** 11/12/2021

**Property Type:** House (Res)

**Land Size:** 313 sqm approx



**41 Reverence Dr CRAIGIEBURN 3064 (REI)**

**Agent Comments**



**Price:** \$585,000

**Method:** Auction Sale

**Date:** 25/11/2021

**Property Type:** House (Res)

**Land Size:** 189 sqm approx

**5 Coniston Pl CRAIGIEBURN 3064 (REI)**

**Agent Comments**



**Price:** \$562,000

**Method:** Sold Before Auction

**Date:** 14/12/2021

**Property Type:** House (Res)

**Land Size:** 239 sqm approx