

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 HOTHLYN DRIVE CRAIGIEBURN VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range
between

\$620,000

&

\$650,000

Median sale price

Median price

\$663,000

Property type

House

Suburb

Craigieburn

Period - From

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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
18 EASTGATE ROAD CRAIGIEBURN VIC 3064	\$650,000	19-Nov-22
3 CARLTON COURT CRAIGIEBURN VIC 3064	\$686,500	27-Aug-22
13 SUNNYBROOK COURT CRAIGIEBURN VIC 3064	\$659,000	17-Sep-22

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: 03 February 2023