

# 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

9 Gully Way, 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 \$440,000

&

\$480,000

### Median sale price

Median price \$445,750

Property Type Unit

Suburb Craigieburn

Period - From 01/01/2023

to

31/03/2023

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	2 Centennial Park Dr CRAIGIEBURN 3064	\$480,000	10/02/2023
2	2/8-10 Fortitude Dr CRAIGIEBURN 3064	\$458,000	18/03/2023
3	3/23 Leveque Loop CRAIGIEBURN 3064	\$444,000	20/02/2023

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:

26/04/2023 11:51

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**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

March quarter 2023: \$445,750



3 2 1

**Property Type:** Townhouse (Res)

**Land Size:** 225 sqm approx

Agent Comments

## Comparable Properties



**2 Centennial Park Dr CRAIGIEBURN 3064 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$480,000

**Method:** Private Sale

**Date:** 10/02/2023

**Property Type:** Townhouse (Single)

**2/8-10 Fortitude Dr CRAIGIEBURN 3064 (REI)**

Agent Comments

3 2 1

**Price:** \$458,000

**Method:** Auction Sale

**Date:** 18/03/2023

**Property Type:** Townhouse (Res)



**3/23 Leveque Loop CRAIGIEBURN 3064 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$444,000

**Method:** Private Sale

**Date:** 20/02/2023

**Property Type:** Townhouse (Single)

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