

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

31 Mallacoota Way, Craigieburn Vic 3064

Indicative selling price

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

Range between \$550,000

&

\$595,000

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	5 Eremaea Rd CRAIGIEBURN 3064	\$595,000	14/11/2021
2	16 Bombala Cr CRAIGIEBURN 3064	\$585,000	26/08/2021
3	19 Scaevola Rd CRAIGIEBURN 3064	\$560,000	21/08/2021

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:

16/11/2021 16:16



Property Type: House

Land Size: 313 sqm approx

Agent Comments

Comparable Properties



5 Eremaea Rd CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 14/11/2021

Property Type: House

Land Size: 221 sqm approx

16 Bombala Cr CRAIGIEBURN 3064 (VG)

Agent Comments



Price: \$585,000

Method: Sale

Date: 26/08/2021

Property Type: House (Res)

Land Size: 262 sqm approx



19 Scaevola Rd CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 21/08/2021

Property Type: House

Land Size: 213 sqm approx