

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 Basingstoke Retreat, Craigieburn Vic 3064

Indicative selling price

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

Range between \$550,000

&

\$585,000

Median sale price

Median price \$677,000

Property Type House

Suburb Craigieburn

Period - From 01/04/2022

to

30/06/2022

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 Parkhaven St CRAIGIEBURN 3064	\$584,000	31/07/2022
2	5 Rockwall Dr CRAIGIEBURN 3064	\$578,000	29/09/2022
3	21 Gardner Tce CRAIGIEBURN 3064	\$569,000	12/09/2022

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:

03/10/2022 12:57

Adriano Persichetti

03 9633 7111

0402 055 437

adriano@myagentre.com.au

Indicative Selling Price

\$550,000 - \$585,000

Median House Price

June quarter 2022: \$677,000



3 2 2

Property Type: House

Land Size: 375 sqm approx

Agent Comments

Comparable Properties



5 Parkhaven St CRAIGIEBURN 3064 (REI/VG)

Agent Comments

3 2 2

Price: \$584,000

Method: Private Sale

Date: 31/07/2022

Property Type: House

Land Size: 400 sqm approx



5 Rockwall Dr CRAIGIEBURN 3064 (REI)

Agent Comments

3 2 2

Price: \$578,000

Method: Auction Sale

Date: 29/09/2022

Property Type: House (Res)

Land Size: 256 sqm approx



21 Gardner Tce CRAIGIEBURN 3064 (REI)

Agent Comments

3 2 1

Price: \$569,000

Method: Private Sale

Date: 12/09/2022

Rooms: 5

Property Type: House (Res)