

# 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

15a 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 \$410,000 & \$450,000

### Median sale price

Median price \$399,750

Property Type Unit

Suburb Craigieburn

Period - From 01/10/2020

to 31/12/2020

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	114 Golf View Dr CRAIGIEBURN 3064	\$465,000	30/11/2020
2	73 Natural Dr CRAIGIEBURN 3064	\$456,000	25/11/2020
3	10a Gully Way CRAIGIEBURN 3064	\$400,000	10/11/2020

**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:

06/04/2021 14:13

Adriano Persichetti

03 9633 7111

0402 055 437

adriano@myagentre.com.au

**Indicative Selling Price**

\$410,000 - \$450,000

**Median Unit Price**

December quarter 2020: \$399,750



**Rooms:** 1

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**114 Golf View Dr CRAIGIEBURN 3064 (REI/VG)** Agent Comments



**Price:** \$465,000

**Method:** Private Sale

**Date:** 30/11/2020

**Property Type:** House

**Land Size:** 303 sqm approx

**73 Natural Dr CRAIGIEBURN 3064 (REI/VG)** Agent Comments



**Price:** \$456,000

**Method:** Private Sale

**Date:** 25/11/2020

**Property Type:** House (Res)

**Land Size:** 236 sqm approx



**10a Gully Way CRAIGIEBURN 3064 (REI/VG)** Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 10/11/2020

**Property Type:** Unit