

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

67 Valiant Crescent, Craigieburn Vic 3064

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$450,000 Property Type Unit Suburb Craigieburn

Period - From 01/01/2022 to 31/03/2022 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	25/8 Moresby Ct CRAIGIEBURN 3064	\$380,000	30/03/2022
2	60 Baronial Way CRAIGIEBURN 3064	\$370,000	15/03/2022
3	3/25 Ballybunion Av CRAIGIEBURN 3064	\$366,000	11/04/2022

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:

09/06/2022 09:46

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Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

March quarter 2022: \$450,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



25/8 Moresby Ct CRAIGIEBURN 3064 (REI/VG) Agent Comments

2 1 1

Price: \$380,000

Method: Private Sale

Date: 30/03/2022

Property Type: House



60 Baronial Way CRAIGIEBURN 3064 (REI) Agent Comments

2 1 1

Price: \$370,000

Method: Private Sale

Date: 15/03/2022

Property Type: Townhouse (Single)



3/25 Ballybunion Av CRAIGIEBURN 3064 (REI/VG) Agent Comments

2 1 1

Price: \$366,000

Method: Private Sale

Date: 11/04/2022

Property Type: Unit

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