

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 Ballybunion Avenue, Craigieburn Vic 3064

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$592,000 Property Type House 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	67 Bellfield Dr CRAIGIEBURN 3064	\$600,000	08/10/2020
2	45 Burrora Way CRAIGIEBURN 3064	\$592,000	20/11/2020
3	48 Balyang Way CRAIGIEBURN 3064	\$575,000	05/12/2020

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: 19/01/2021 16:55



4 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: approx. 553 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$550,000 - \$600,000

Median House Price

December quarter 2020: \$592,000

Comparable Properties



67 Bellfield Dr CRAIGIEBURN 3064 (VG)

[Agent Comments](#)

4 - -

Price: \$600,000

Method: Sale

Date: 08/10/2020

Property Type: House (Res)

Land Size: 572 sqm approx



45 Burrora Way CRAIGIEBURN 3064 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$592,000

Method: Sold Before Auction

Date: 20/11/2020

Property Type: House (Res)

Land Size: 411 sqm approx



48 Balyang Way CRAIGIEBURN 3064 (REI)

[Agent Comments](#)

4 2 2

Price: \$575,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 400 sqm approx