



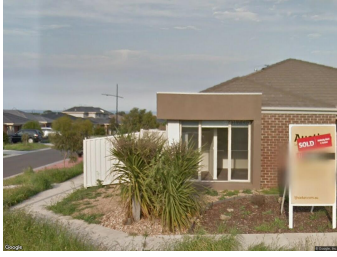
## **STATEMENT OF INFORMATION**

11 CABLE CIRCUIT, CRAIGIEBURN, VIC 3064

PREPARED BY JASON REAL ESTATE CRAIGIEBURN

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 CABLE CIRCUIT, CRAIGIEBURN, VIC**

 4  2  2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$629,000**

## MEDIAN SALE PRICE



**CRAIGIEBURN, VIC, 3064**

Suburb Median Sale Price (House)

**\$550,000**

01 January 2018 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**83 SANDOVER DR, ROXBURGH PARK, VIC**

 4  2  1

Sale Price

**\*\$630,000**

Sale Date: 26/05/2018

Distance from Property: 2km



**7 DURBAN PL, CRAIGIEBURN, VIC 3064**

 4  2  2

Sale Price

**\$630,000**

Sale Date: 13/03/2018

Distance from Property: 276m



**6 MILSWYN ST, CRAIGIEBURN, VIC 3064**

 5  2  2

Sale Price

**\$627,500**

Sale Date: 14/04/2018

Distance from Property: 682m



This report has been compiled on 04/07/2018 by Jason Real Estate Craigieburn. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11 CABLE CIRCUIT, CRAIGIEBURN, VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$629,000

### Median sale price

Median price

\$550,000

House

Unit

Suburb

CRAIGIEBURN

Period

01 January 2018 to 30 June 2018

Source



### Comparable property sales

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
83 SANDOVER DR, ROXBURGH PARK, VIC 3064	*\$630,000	26/05/2018
7 DURBAN PL, CRAIGIEBURN, VIC 3064	\$630,000	13/03/2018
6 MILSWYN ST, CRAIGIEBURN, VIC 3064	\$627,500	14/04/2018