



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**23 Cheltenham Close,  
CRAIGIEBURN 3064**

House



4 beds



2 baths



4 parking

### Indicative selling price

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

**Range \$630,000 - \$650,000**

### Median sale price

Median **House** for **CRAIGIEBURN** for period **Oct 2017 - Oct 2018**

Sourced from [www.realestate.com.au](http://www.realestate.com.au).

**\$553,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**20 Kooyong Way ,  
Craigieburn 3064**

Price **\$581,000** Sold 25 May  
2018

**9 Black Range Avenue ,  
Craigieburn 3064**

Price **\$615,000** Sold 19 May  
2018

**5 Abbott Court ,  
Craigieburn 3064**

Price **\$580,000** Sold 11  
August 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [www.realestate.com.au](http://www.realestate.com.au).

### Bloom Estate Agents

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### Contact agents



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