



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 7 Daybreak vista, CRAIGIEBURN 3064

### Indicative selling price

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

**Range \$600,000 - \$625,000**

### Median sale price

Median **House** for **CRAIGIEBURN** for period **Dec 2018 - Jul 2019**  
Sourced from **Pricefinder**.

**\$525,000**

### 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 the most comparable to the property for sale.

**58 Sustainable Drive,**  
CRAIGIEBURN 3064

Price **\$602,700** Sold 13  
August 2019

**9 Birdsong Avenue,**  
CRAIGIEBURN 3064

Price **\$599,000** Sold 19 June  
2019

**27 Kangaroo Road,**  
CRAIGIEBURN 3064

Price **\$570,000** Sold 24 June  
2019

This Statement of Information was prepared on 31st Oct 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 Pricefinder.

House



4 beds



2 baths



2 living

### Sahara Real Estate

Shop 14, 211 Leakes Road,  
Truganina VIC 3029

### Contact agents



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