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# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

3/6-10 Elsternwick Way Craigieburn VIC 3064

3 1 1

## Indicative Selling Price

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

Range between \$430,000 & \$450,000

## Median Sale Price

\$380,000 Units in Craigieburn between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**2 Brunswick Crescent Craigieburn VIC 3064**

3 2 2

Sold Price

**\$425,000**

Sold Date

**02-Apr-19**

Distance

**1.82km**



**27 Honour Street Craigieburn VIC 3064**

3 2 2

Sold Price

**\$446,000**

Sold Date

**18-May-19**

Distance

**3.54km**



**3/79 Debonair Parade Craigieburn VIC 3064**

3 2 1

Sold Price

**\$430,000**

Sold Date

**24-Mar-19**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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