



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**20 Holman Avenue,  
CRAIGIEBURN 3064**

House  
3 beds 2 baths 2 parking

### Indicative selling price

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

**Range \$500,000 - \$530,000**

### Median sale price

Median **House** for **CRAIGIEBURN** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$535,000**

### 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.

**37 Natural Drive,**  
Craigieburn 3064

Price **\$540,000** Sold 13 July  
2019

**28 Cradle Mountain Drive,**  
Craigieburn 3064

Price **\$530,000** Sold 18 May  
2019

**32 Montpellier Crescent,**  
Craigieburn 3064

Price **\$550,000** Sold 12 April  
2019

This Statement of Information was prepared on 17th 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.

### Stockdale & Leggo Craigieburn / Mickleham

Shop 5B Highlands Shopping  
Centre, 300-332 Grand Boulevard,  
Craigieburn VIC 3064

### Contact agents



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**Stockdale  
& Leggo**