

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 Cable Circuit, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$650,000

Median sale price

Median price \$659,750 Property Type House Suburb Craigieburn

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	42 Exmouth Rd CRAIGIEBURN 3064	\$650,000	25/01/2024
2	20 Honour St CRAIGIEBURN 3064	\$640,000	21/02/2024
3	40 Montvale Dr CRAIGIEBURN 3064	\$604,000	15/12/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/04/2024 11:38

Adriano Persichetti
03 9633 7111
0402 055 437
adriano@myagentre.com.au



4 2 2

Property Type: House
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median House Price
March quarter 2024: \$659,750

Comparable Properties



42 Exmouth Rd CRAIGIEBURN 3064 (REI/VG) **Agent Comments**

4 2 2

Price: \$650,000
Method: Auction Sale
Date: 25/01/2024
Property Type: House (Res)
Land Size: 535 sqm approx

20 Honour St CRAIGIEBURN 3064 (VG) **Agent Comments**

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Price: \$640,000
Method: Sale
Date: 21/02/2024
Property Type: House (Res)
Land Size: 336 sqm approx

40 Montvale Dr CRAIGIEBURN 3064 (VG) **Agent Comments**

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Price: \$604,000
Method: Sale
Date: 15/12/2023
Property Type: House (Res)
Land Size: 449 sqm approx

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067