## 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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$659,750	Pro	operty Type	Hou	se		Suburb	Craigieburn
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress 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





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

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**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



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



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

40 Montvale Dr CRAIGIEBURN 3064 (VG)

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Agent Comments

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



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