

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**35 Kangaroo Road,  
CRAIGIEBURN 3064**

House

4 beds

2 baths

1 parking

### Indicative selling price

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

**Range \$510,000 - \$530,000**

### Median sale price

Median **House** for **CRAIGIEBURN** for period **Apr 2019 - Jun 2019**

Sourced from **Price Finder**.

**\$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.

**20 Angophora Crescent,**  
Craigieburn 3064

**Price \$517,500** Sold 31 July  
2019

**12 Eminence Way,**  
Craigieburn 3064

**Price \$543,500** Sold 31  
August 2019

**38 Domain Way,**  
Craigieburn 3064

**Price \$510,100** Sold 07  
August 2019

This Statement of Information was prepared on 23rd Nov 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 Price Finder.

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents



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