

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**23 Ocean Way,  
CRAIGIEBURN 3064**

### Indicative selling price

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

**Range \$635,000 - \$645,000**

### Median sale price

Median **House** for **CRAIGIEBURN** for period **Jan 2019 - Mar 2019**

Sourced from **Pricefinder**.

**\$521,000**

### 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.

**7 Meadow Street,**  
Craigieburn 3064

**Price \$585,000** Sold 31  
January 2019

**18 Featherwood Crescent,**  
Craigieburn 3064

**Price \$599,900** Sold 29  
March 2019

**47 Kangaroo Road,**  
Craigieburn 3064

**Price \$610,000** Sold 30  
March 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.

House

4 beds

2 baths

2 parking

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents

 **Garry (Gurpreet) Singh**

0428 475 889

[garry.singh@bombayre.com.au](mailto:garry.singh@bombayre.com.au)



**Ravi Kapoor**

03 9466 3075

0432 864 944

[ravi.kapoor@bombayre.com.au](mailto:ravi.kapoor@bombayre.com.au)

