



YPA CRAIGIEBURN
P 93057877
M 93057877
E craigieburn@ypa.com.au

STATEMENT OF INFORMATION

Prepared on 14 Jun 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

33 Cranwell Street Craigieburn VIC 3064

4 2 2

Indicative Selling Price

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

Range between \$480,000 & \$520,000

Median Sale Price

\$550,000 Houses in Craigieburn between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



23 William Hovell Pass Craigieburn VIC 3064 Sold Price **\$516,500** Sold Date **09-Mar-19**
 4 2 2 Distance **0.91km**



81 Serenity Way Craigieburn VIC 3064 Sold Price **\$550,000** Sold Date **10-Apr-19**
 4 2 2 Distance **1.46km**



36 Kensley Circuit Craigieburn VIC 3064 Sold Price ^{RS} **\$560,000** Sold Date **18-Mar-19**
 4 2 2 Distance **1.54km**

RS = Recent sale UN = Undisclosed Sale

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