



Statement of Information

Sections 47AF of the Estate Agents Act 1980

3A Kirkstead Grove, Craigieburn

Indicative selling price: \$380,000 - \$418,000

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

Median sale price \$390,000

Median unit price in Brunswick East from March 2018 to March 2019

Comparable Property Sales

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.

165 Central Park Av Craigieburn 3064	\$410,000	24/04/2019
31 Honour St Craigieburn 3064	\$409,000	21/03/2019
92c Royal Tce Craigieburn 3064	\$389,000	11/05/2019

The Facts

Guaranteed Rent

\$345 p.w

Body Corp

\$2,765 p.a

Yield*

4.73% p.a

Capital Growth

6.62% p.a

Council Rates

\$1,586 p.a

Water Rates

\$712.53 p.a

Internal Size

157 sqm

External Size

168 sqm



1800 931 784

longview.com.au

Liliana Panaccio

0413 808 673

liliana.panaccio@longview.com.au

Grant Lynch

0408 110 011

grant.lynch@longview.com.au

DISCLAIMER The information in this document is for general information only and should not be taken as constituting professional financial advice from LongView Real Estate. LongView Real Estate is not a financial adviser. You should consider seeking independent legal, financial, taxation or other advice to check how the information contained in this document relates to your unique circumstances. LongView Real Estate is not liable for any loss caused, whether due to negligence or otherwise arising from the use of, or reliance on, the information provided to you in relation to your investment property portfolio. The inputs for the internal graph are based on 15-20 factors that are individually graded and weighted to estimate future capital and income potential of a property. Capital growth considerations include population growth, land size, development potential, location, scarcity factors, historical capital growth and income growth potential. Income considerations include gross yield, outgoings, maintenance costs, historical rental price growth and property age.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. * Yield calculated at base of price range.