



Eddi Bagdadi

M 0432208933
E Eddib@ypa.com.au

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

7 Padstowe Court Craigieburn VIC 3064

3 2 1

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 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



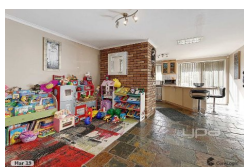
**74 Mitford Crescent Craigieburn
VIC 3064**

3 2 2

Sold Price ^{RS} **\$520,000**

Sold Date **30-Mar-19**

Distance **0.16km**



**23 Mitford Crescent Craigieburn
VIC 3064**

3 1 1

Sold Price ^{RS} **\$480,000**

Sold Date **29-Mar-19**

Distance **0.43km**



**9 Kirkbride Way Craigieburn VIC
3064**

4 2 2

Sold Price ^{RS} **\$500,000** ^{UN}

Sold Date **29-Mar-19**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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