

YPA CRAIGIEBURN  
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## HOUSE Offered for Sale

5 Tephra Crescent Craigieburn VIC 3064

 4  2  2

## Indicative Selling Price

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

Single Price \$650,000

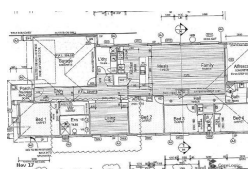
## Median Sale Price

\$490,000 Houses in Craigieburn between Mar 2017 - Feb 2018

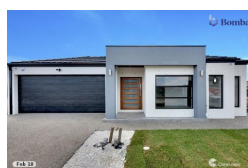
Source: CoreLogic

## 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.



|                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>8 Banjolina Circuit Craigieburn VIC 3064</b>                                                                                                                                                                                                                   | Sold Price | <b>\$657,500</b> | Sold Date | <b>26-Nov-17</b> |
|  4  2  2 |            |                  | Distance  | <b>0.55km</b>    |



|                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>27 Montreal Circuit Craigieburn VIC 3064</b>                                                                                                                                                                                                                   | Sold Price | <b>\$650,000</b> | Sold Date | <b>21-Feb-18</b> |
|  4  3  2 |            |                  | Distance  | <b>1.84km</b>    |



|                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>13 Nobility Road Craigieburn VIC 3064</b>                                                                                                                                                                                                                      | Sold Price | <b>\$640,000</b> | Sold Date | <b>16-Dec-17</b> |
|  4  2  2 |            |                  | Distance  | <b>1.75km</b>    |

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