



YPA CRAIGIEBURN
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STATEMENT OF INFORMATION

Prepared on 27 May 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

38 Kangaroo Road Craigieburn VIC 3064

4 2 2

Indicative Selling Price

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

Range between \$495,000 & \$525,000

Median Sale Price

\$550,000 Houses in Craigieburn between 01 May 2018 - 30 Apr 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.



**8 Featherwood Crescent
Craigieburn VIC 3064**

4 2 2

Sold Price **\$510,000** Sold Date **11-Feb-19**

Distance **0.23km**



**7 Featherwood Crescent
Craigieburn VIC 3064**

4 2 2

Sold Price **\$500,000** Sold Date **22-Jan-19**

Distance **0.25km**



**9 Featherwood Crescent
Craigieburn VIC 3064**

4 2 2

Sold Price ^{RS} **\$500,000** Sold Date **10-May-19**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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