



## STATEMENT OF INFORMATION

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### House Offered for Sale

125A Bridgewater Road Craigieburn VIC 3064

3 2 1

### Indicative Selling Price

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

Range between \$380,000 & \$410,000

### Median Sale Price

\$440,000 Houses in Craigieburn between Jul 2016 - Jun 2017

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.



**9 Chelmsford Court Craigieburn  
VIC 3064**

5 2 2

Sold Price **\$410,000** Sold Date **01-Feb-17**

Distance **0.81km**



**7 Whitehaven Court Craigieburn  
VIC 3064**

3 1 2

Sold Price **\$400,000** Sold Date **05-Apr-17**

Distance **1.22km**



**15 Brecon Nook Craigieburn VIC  
3064**

4 2 1

Sold Price **\$395,000** Sold Date **15-Jul-17**

Distance **0.42km**

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