



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 36 Watford Crescent, CRAIGIEBURN 3064

### Indicative selling price

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

**Range \$480,000 - \$528,000**

### Median sale price

Median **House** for **CRAIGIEBURN** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$535,000**

### Comparable property sales

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 the most comparable to the property for sale.

**57 Riversdale Street,**  
Craigieburn 3064

Price **\$522,500** Sold 17 July  
2019

**9 Ramsbury Street,**  
Craigieburn 3064

Price **\$525,000** Sold 25 May  
2019

**12 Watford Crescent,**  
Craigieburn 3064

Price **\$525,000** Sold 20 May  
2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### SKAD Real Estate Thomastown

177 High Street,  
Thomastown VIC 3074

### Contact agents



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