

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 38 Montreal Circuit, CRAIGIEBURN 3064

### Indicative selling price

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

**Single price \$800,000**

### Median sale price

Median **House** for **CRAIGIEBURN** for period **Oct 2017 - Mar 2018**  
Sourced from **Pricefinder**.

**\$550,000**

### 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.

**24 Aqua Rise,**  
CRAIGIEBURN 3064

**Price \$815,000** Sold 09  
March 2018

**9 Tribute Road,**  
CRAIGIEBURN 3064

**Price \$800,000** Sold 16  
December 2017

**5 GRANDVIEW BOULEVARD,**  
CRAIGIEBURN 3064

**Price \$816,000** Sold 24  
March 2018

### 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.

House

5 beds

2 baths

2 parking

**SKAD**

**SKAD Real Estate**  
**Thomastown**

177 High Street,  
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### Contact agents



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