

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

5/38 Mallard Circuit,  
CRAIGIEBURN 3064

### Indicative selling price

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

**Range \$440,000 - \$475,000**

### Median sale price

Median **House** for **CRAIGIEBURN** for period **Jan 2017 - Jan 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$512,000**

### 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.

**3/38 Mallard Circuit,**  
Craigieburn 3064

**Price \$475,000** Sold 23  
November 2017

**10/38 Moresby Court,**  
Craigieburn 3064

**Price \$442,500** Sold 01  
November 2017

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

### 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 [realestate.com.au](http://realestate.com.au).

House

4 beds

2 baths

2 parking

### Contact agents



**Jordan De Marchi**  
Biggin & Scott

9 308 3999  
0 425 377 282  
[jdemarchi@bigginscott.com.au](mailto:jdemarchi@bigginscott.com.au)



**Ralph De Marchi**  
Biggin & Scott

03 9308 3999  
0416 164 806  
[ralph.demarchi@bigginscott.com.au](mailto:ralph.demarchi@bigginscott.com.au)

**Biggin & Scott**