

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 32 Montpellier 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 \$550,000 - \$595,000**

### Median sale price

Median **House** for **CRAIGIEBURN** for period **Oct 2017 - Sep 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.

**92 Moor Park Drive,**  
Craigieburn 3064

Price **\$603,000** Sold 05 July  
2018

**15 Hennessy Street,**  
Craigieburn 3064

Price **\$600,000** Sold 14  
April 2018

**70 Moor Park Drive,**  
Craigieburn 3064

Price **\$570,000** Sold 14 April  
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  
4 beds 2 baths 2 parking

### Ray White Epping

769 High Street,  
Epping VIC 3076

### Contact agents



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