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STATEMENT OF INFORMATION

Prepared on 09 Jul 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

34 Kangaroo Road Craigieburn VIC 3064

3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$475,000 & \$495,000

Median Sale Price

\$540,000 Houses in Craigieburn between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two 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.

	32 Featherwood Crescent Craigieburn VIC 3064  3  2  2	Sold Price	\$489,900	Sold Date	11-Apr-19
				Distance	0.36km

	40 Featherwood Crescent Craigieburn VIC 3064  3  2  2	Sold Price	\$489,900	Sold Date	24-Apr-19
				Distance	0.35km

	5 Acmena Place Craigieburn VIC 3064  3  2  2	Sold Price	\$489,900	Sold Date	11-Apr-19
				Distance	0.06km

RS = Recent sale UN = Undisclosed Sale

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