

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 35 Lemon Myrtle Way, CRAIGIEBURN 3064

### Indicative selling price

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

**Range \$560,000 - \$580,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$541,500**

### 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.

**15 Lander Way,**  
Craigieburn 3064

Price **\$544,900** Sold 08  
March 2018

**61 Wattle Tree Street,**  
Craigieburn 3064

Price **\$520,000** Sold 21 April  
2018

**23 Mountleigh Circuit,**  
Craigieburn 3064

Price **\$600,000** Sold 09 May  
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



3 beds



2 baths



2 parking

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents



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