



## STATEMENT OF INFORMATION

113 BRIDGEWATER ROAD, CRAIGIEBURN, VIC

PREPARED BY JASON REAL ESTATE CRAIGIEBURN

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



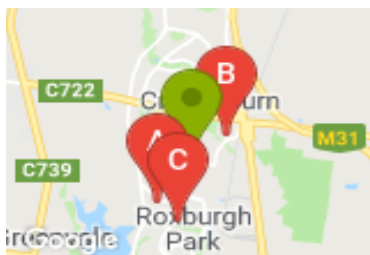
**113 BRIDGEWATER ROAD, CRAIGIEBURN,**  3  1  2

### Indicative Selling Price

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

Price Range: **\$450,000 to \$470,000**

## MEDIAN SALE PRICE



### CRAIGIEBURN, VIC, 3064

Suburb Median Sale Price (House)

**\$555,375**

01 January 2018 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

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 most comparable to the property for sale.



### 5 PLAZA CRT, ROXBURGH PARK, VIC 3064

 3  2  1

#### Sale Price

**\*\*\$464,000**

Sale Date: 02/02/2018

Distance from Property: 1.6km



### 8 WHITEHAVEN CRT, CRAIGIEBURN, VIC 3064

 3  1  2

#### Sale Price

**\*\$475,000**

Sale Date: 28/07/2018

Distance from Property: 1.1km



### 18 SHERIDAN WAY, ROXBURGH PARK, VIC

 3  2  1

#### Sale Price

**\$480,000**

Sale Date: 12/05/2018

Distance from Property: 1.9km



This report has been compiled on 01/08/2018 by Jason Real Estate Craigieburn. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

113 BRIDGEWATER ROAD, CRAIGIEBURN, VIC

Indicative selling price

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

Price Range:

\$450,000 to \$470,000

Median sale price

Median price

\$555,375

House

X

Unit


Suburb

CRAIGIEBURN

Period

01 January 2018 to 30 June 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 PLAZA CRT, ROXBURGH PARK, VIC 3064	**\$464,000	02/02/2018
8 WHITEHAVEN CRT, CRAIGIEBURN, VIC 3064	*\$475,000	28/07/2018
18 SHERIDAN WAY, ROXBURGH PARK, VIC 3064	\$480,000	12/05/2018