



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 23 Kirkstead Grove, CRAIGIEBURN 3064

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$400,000 - \$430,000**

### Median sale price

Median **House** for **CRAIGIEBURN** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$544,900**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**16/8 Moresby Circuit,**  
Craigieburn 3064

Price **\$423,500** Sold 26 May  
2018

**15/4 Delany Lane ,**  
Craigieburn 3064

Price **\$400,000** Sold 13  
March 2018

**13/8 Moresby Circuit,**  
Craigieburn 3064

Price **\$425,000** Sold 21 June  
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.

### Ray White Craigieburn

Shop D00-03, Craigieburn Central,  
340 Craigieburn Road,  
Craigieburn VIC 3064

### Contact agents



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**RayWhite**