



Eddi Bagdadi
 M 0432208933
 E Eddib@ypa.com.au

HOUSE Offered for Sale

5 Tephra Crescent Craigieburn VIC 3064

4 2 2

Indicative Selling Price

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

Range between \$650,000 & \$700,000

Median Sale Price

\$454,000 Houses in Craigieburn between Dec 2016 - Nov 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



59 Tusmore Rise Craigieburn VIC 3064

4 3 2

Sold Price **\$660,000** Sold Date **25-Jul-17**

Distance **1.12km**



42 Valiant Crescent Craigieburn VIC 3064

4 2 2

Sold Price **\$667,500** Sold Date **12-Aug-17**

Distance **1.37km**



11 Aston Street Craigieburn VIC 3064

4 2 2

Sold Price **\$670,000** Sold Date **25-Sep-17**

Distance **1.73km**

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15 Canal Way Craigieburn VIC 3064	Sold Price	\$659,900	Sold Date	01-Nov-17
4 2 2			Distance	1.86km

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