



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2/23 Strident Road, CRAIGIEBURN 3064

Unit



3 beds



2 baths



1 parking

### Indicative selling price

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

## Range \$500,000 - \$530,000

### Median sale price

Median Unit for CRAIGIEBURN for period Apr 2017 - Jun 2018

Sourced from **Pricefinder**.

## \$393,000

### 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.

**3055 DISTINCTION AVE,**  
CRAIGIEBURN 3064

Price **\$514,589** Sold 30 April 2018

**2 CALM AVE,**  
CRAIGIEBURN 3064

Price **\$515,000** Sold 17 February 2018

**37 ADMIRATION DR,**  
CRAIGIEBURN 3064

Price **\$525,000** Sold 21 February 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.

### SKAD Real Estate Thomastown

177 High Street,  
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### Contact agents



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