

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 61 SERENITY WAY CRAIGIEBURN

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$595,000 \$650,000

Median sale price

Median price \$550,000 *House ☒ *Land ☐ Suburb CRAIGIEBURN
Period - From NOVEMBER 2018 to CURRENT Source RP DATA

Comparable property sales

A* 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
4 Holman Avenue Craigieburn - 0.51Km	\$635,000	04/10/2018
9 Riverway View Craigieburn – 0.35km	\$605,000	08/09/2018
11 Riberry Street Craigieburn – 0.77km	\$630,000	09/01/2019

Property data source: REIV propertydata.com.au. Generated on 13th March 2019.