

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 31 HAMILTON STREET CRAIGIEBURN

Indicative selling price

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

Single price or range between \$480,000 & \$525,000

Median sale price

Median price \$542,500 *HOUSE ☒ Suburb CRAIGIEBURN
Period - From APRIL 2018 to CURRENT Source CORELOGIC RP DATA

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
36 Emerald Circuit Craigieburn – 0.71km	\$517,000	16/03/2018
11 Smeaton Court Craigieburn – 1.08km	\$483,000	04/06/2018
63 Willmott Drive Craigieburn – 1.61km	\$525,000	23/06/2018