

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

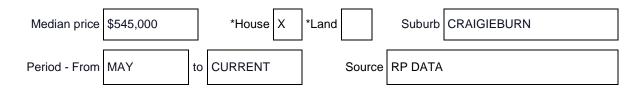
6 EMBLEM WAY CRAIGIEBURN

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 | \$650,000 | & | \$690,000 | |
|--------------|------------------|-----------|---|-----------|--|
| | | - | | | |

Median sale price



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 |
|-------------------------------------|-----------|--------------|
| 13 MONTREAL CIRCUIT CRAIGIEBURN35KM | \$590,500 | 4/8/2018 |
| 7 STRIDENT ROAD CRAIGIEBURN13KM | \$580,000 | 23/7/2018 |
| 28 EMBLEM WAY CRAIGIEBURN14KM | \$650,000 | 2/6/2018 |
| | | |

Property data source: REIV propertydata.com.au. Generated on 5th September 2018.