

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 TUSMORE RISE CRAIGIEBURN

Indicative selling price

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

Single price \$429,000

Median sale price

Median price \$382,000

*House

*Unit

X

Suburb CRAIGIEBURN

Period - From APRIL 2019

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
7 Waterbury Turn Craigieburn – 0.46Km	\$395,000	03/06/2019
19 Classic Place Craigieburn - .57Km	\$440,000	28/03/2019
6 Brecon Nook Craigieburn – 0.95Km	\$395,000	15/06/2019