

## 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 22 MITFORD CRESCENT CRAIGIEBURN

### Indicative selling price

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

Single price \$ or range between \$490,000 \$539,000

### Median sale price

Median price \$500,000 \*House ☒ \*Unit ☐ Suburb CRAIGIEBURN  
Period - From JANUARY 2018 to CURRENT Source CORELOGIC 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 LANGDON CRESCENT CRAIGIEBURN – 0.25KM	\$513,000	18/11/2017
1 HARPER CLOSE CRAIGIEBURN – 0.28KM	\$495,000	17/2/2018
7 PADSTOWE COURT CRAIGIEBURN - 0.42KM	\$528,000	13/11/2017

Property data source: CORELOGIC RP DATA. Generated on 18<sup>TH</sup> OF APRIL 2018.