

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 12 Woodgrove Street, Craigieburn Vic 3064

Indicative selling price

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

Range Between &

Median sale price

Median price *House ☒ *Unit ☐ Suburb
Period - From to Source

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
478 Grand Boulevard, Craigieburn Vic 3064 – 0.20km	\$480,000	13 Jul 2018
15 Fenland Street, Craigieburn Vic 3064 – 0.40km	\$480,000	12 May 2018
451 Grand Boulevard, Craigieburn, Vic 3064 – 0.38km	\$477,500	7 Apr 2018

Property data source: RP Data Core Logic