

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 5 BEECHVILLE PLACE CRAIGIEBURN

Indicative selling price

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

Single price \$ or range between \$480,000 \$520,000

Median sale price

Median price \$550,000 *House ☒ *Unit ☐ Suburb CRAIGIEBURN
Period - From NOVEMBER 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
61 MAREEBA WAY CRAIGIEBURN – 0.15KM	\$490,000	6/3/2019
14 OAKGROVE DRIVE CRAIGIEBURN – 0.93KM	\$495,000	4/3/2019
4 FLANNERY STREET CRAIGIEBURN - 1.14KM	\$482,000	10/12/201

Property data source: CORELOGIC RP DATA. Generated on 13TH OF MARCH 2019.