

## 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

33 Paddington Street 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

\$610,000

&

\$619,000

### Median sale price

Median price

\$537,000

House

X

Unit

Suburb

Craigieburn

Period

Oct 2018

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
30 burrora Way Craigieburn 0.83 Km	\$590,000	15 Sep 2018
67 Creekwood Drive Craigieburn 0.75 Km	\$600,000	10 May 2018
60 Willmott Drive Craigieburn 0.96 Km	\$570,000	24 May 2018

Property data source: CoreLogic RP Data