

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 10/2-16 WALLFLOWER CLOSE CRAIGIEBURN

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$379,000 or range between &

Median sale price

Median price \$500,000 *House ☒ *Land ☐ Suburb CRAIGIEBURN
Period - From FEBRUARY to CURRENT Source REIV propertydata.com.au

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
24 ETHERIDGE LANE CRAIGIEBURN – 1.51KM	\$375,000	16/3/2018
40 PENHALL DRIVE CRAIGIEBURN – 1.76KM	\$375,000	9/2/2018
21 ZEST ROAD CRAIGIEBURN – 1.34KM	\$370,000	8/12/2017

Property data source: REIV propertydata.com.au. Generated on 9th April 2018.