

## 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 2 MEADOWBANK COURT 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 \$540,000 \$594,000

### Median sale price

Median price \$490,000 \*House ☒ \*Unit ☐ Suburb CRAIGIEBURN  
Period - From DECEMBER 2017 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 |
|-------------------------------------------|-----------|--------------|
| 16 PRINCETOWN AVENUE CRAIGIEBURN – 0.76KM | \$585,000 | 21/3/2018    |
| 51 LANGDON CRESCENT CRAIGIEBURN – 1.10KM  | \$567,000 | 18/12/2017   |
| 7 WALTON CLOSE CRAIGIEBURN – 1.31KM       | \$552,500 | 3/3/2018     |

Property data source: CORELOGIC RP DATA. Generated on 5<sup>TH</sup> OF APRIL 2018.