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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address Including suburb and postcode	10 CALM AVENUE CRAIGIEBURN
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$599,000
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### Median sale price

Median price	\$465,000	*HOUSE	<input checked="" type="checkbox"/>	Suburb	CRAIGIEBURN
Period - From	JANUARY 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
9 OCEAN WAY CRAIGIEBURN – 1.44KM	\$582,000	06/08/2017
34 ADMIRATION DRIVE CRAIGIEBURN - .91KM	\$585,000	11/11/2017
47 RIEGELHUTH STREET CRAIGIEBURN – 1.34KM	\$570,000	01/08/2017

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 30<sup>th</sup> January 2018.