

## 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

1 Shearwater Place 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

\$470,000

&

\$510,000

### Median sale price

Median price

House

☒

Unit

☐

Suburb

Period

to

Source

### 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
11 Smeaton Court Craigieburn 1.31 Km	\$483,000	7 Apr 2018
11 leveque loop Craigieburn 1.47 Km	\$480,000	7 Mar 2018
16A Ajana Drive Craigieburn 1.89 Km	\$473,000	2 Dec 2017

Property data source: CoreLogic RP Data