

## 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

18 Cavell Drive Craigieburn

### Indicative selling price

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

Single price \$485,000

or range between

&

### Median sale price

Median price \$542,500

House

X

Unit

Suburb

Craigieburn

Period April 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
29 Grattan Cove Craigieburn 0.07 Km	\$472,000	02 Aug 2018
4/254-258 Waterview Boulevard Craigieburn 1.02 Km	\$456,000	19 May 2018
2 Dashing Road Craigieburn 1.56 Km	\$461,000	31 May 2018

Property data source: CoreLogic RP Data