

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 FINDEN COURT CRAIGIEBURN

Indicative selling price

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

Single price \$615,000 or range between &

Median sale price

Median price \$ 481,000 House ☒ Unit ☐ Suburb CRAIGIEBURN
Period - From to Source REAL ESTATE.COM

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 |
|---------------------------------------|------------|------------------|
| 1 -1 GILLINGHAM CRESCENT CRAIGIEBURN | \$ 562,750 | 17 February 2018 |
| 2 - 19 KEYSBOROUGH STREET CRAIGIEBURN | \$ 570,000 | 14 November 2017 |
| 3 - 1 ROSSDALE STREET CRAIGIEBURN | \$ 585,000 | 18 November 2017 |

Property data source: REAL ESTATE.COM Generated on 30 April 2017.