

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 24 Black Range Avenue, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 & \$490,000

Median sale price

Median price \$480,000 *House x *Unit Suburb Craigieburn Vic 3064
Period - From Nov 2017 to Current Source RP Data Core Logic

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
21 Highbury Circuit, Craigieburn Vic 3064 – 1.00km	\$480,000	30 Nov 2017
74 Huntington Drive, Craigieburn Vic 3064 – 0.42km	\$480,000	6 Feb 2018
13 Gerald Street, Craigieburn Vic 3064 – 1.01km	\$475,000	3 March 2018

Property data source: RP Data Core Logic