

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	12 Toombal place, Craigieburn Vic 3064
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Indicative selling price

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

Single Price	\$369,000		
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Median sale price

Median price	\$400,000	House		*Unit	x	Suburb	Craigieburn Vic 3064
Period - From	June 2018	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
48 Furlong Street, Craigieburn Vic 3064 – 1.39km	\$375,000	1 Aug 2018
34 Cascade Terrace, Craigieburn Vic 3064 – 0.02km	\$368,000	15 Jun 2018
7 Meyers Walk, Craigieburn Vic 3064 – 1.40km	\$369,900	11 Apr 2018

Property data source: RP Data Core Logic