

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

37 Grove Road Craigieburn

Indicative selling price

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

Single price

or range between

\$460,000

&

\$490,000

Median sale price

Median price

\$537,000

House

X

Unit

Suburb

Craigieburn

Period

July 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
7 Burrora Way Craigieburn 1.30 Km	\$477,000	20 Oct 2018
20 Mulberry Pass Craigieburn 1.36 Km	\$460,000	26 Sep 2018
15 Somersby Road Craigieburn 1.90 Km	\$480,000	23 May 2018

Property data source: CoreLogic RP Data