

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 13 GIRRAWEE CRESCENT CRAIGIEBURN

Indicative selling price

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

Single price \$ or range between \$570,000 \$620,000

Median sale price

Median price \$536,000 *House ☒ *Unit ☐ Suburb CRAIGIEBURN
Period - From APRIL 2019 to CURRENT Source CORELOGIC RP DATA

Comparable property sales

A* 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
33 PADDINGTON STREET CRAIGIEBURN – 0.23KM	\$610,000	3/6/2019
21 PERTH STREET CRAIGIEBURN – 0.77KM	\$620,000	22/6/2019
43 WILLMOTT DRIVE CRAIGIEBURN - 1.17KM	\$600,000	20/6/2019

Property data source: CORELOGIC RP DATA. Generated on 7TH OF AUGUST 2019.