

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 83 WATTELGLEN STREET CRAIGIEBURN

Indicative selling price

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

Single price \$459,000

or range between \$

\$

Median sale price

Median price \$551,000

*House

X

*Unit

Suburb CRAIGIEBURN

Period - From OCTOBER
2018

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
99 DIANE AVENUE CRAIGIEBURN – 0.14KM	\$480,000	25/10/2018
1 CRANLEIGH PLACE CRAIGIEBURN – 0.84KM	\$480,000	6/10/2018
19 MEDWAY ROAD CRAIGIEBURN - 0.72KM	\$471,000	17/11/2018

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