

## 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 BEACON HILLS CRESCENT CRAIGIEBURN

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$510,000  \$550,000

### Median sale price

Median price \$550,000  \*House ☒ \*Land ☐ Suburb CRAIGIEBURN   
Period - From DECEMBER 2018  to CURRENT  Source 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
46 Bainbridge Close Craigieburn -1.19Km	\$541,000	20/10/2018
32 Newlyn Drive Craigieburn – 1.50km	\$532,500	16/02/2019
4 Winton Court Craigieburn – 1.47km	\$525,000	07/11/2018

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 18<sup>th</sup> March 2019.