

## 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 218 WINDROCK AVENUE CRAIGIEBURN

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$400,000 & \$440,000

### Median sale price

Median price \$545,000 \*HOUSE ☒ Suburb CRAIGIEBURN  
Period - From MAY 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
36 Grattan Cove Craigieburn – 0.37km	\$422,500	10/04/2018
30 Little Windrock Lane Craigieburn – 0.39km	\$420,000	17/07/2018
2/31-57 Punt Street Craigieburn – 0.47km	\$440,000	12/04/2018