

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

17/60 Cradle Mountain Drive Craigieburn

Indicative selling price

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

Single price \$429,000

or range between

&

Median sale price

Median price \$545,000

House

X

Unit

Suburb

Craigieburn

Period May 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
64 Daymar Circuit Craigieburn 1.46 Km	\$450,000	16 May 2018
3 Kirkstead Grove Craigieburn 1.40 Km	\$450,000	06 June 2018
78 Gateshead Street Craigieburn 1.60 Km	\$425,000	02 July 2018

Property data source: CoreLogic RP Data