

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 4 Manningtree Parade, Craigieburn Vic 3064

Indicative selling price

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

Range between \$575,000 & \$589,000

Median sale price

Median price \$490,000 *House ☒ *Land ☐ Suburb Craigieburn Vic 3064
Period - From Dec 2017 to Current Source RP Data Core Logic

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
21 Hothlyn Drive, Craigieburn Vic 3064 – 0.87km	\$594,000	16 Dec 2017
16 Princetown Avenue, Craigieburn Vic 3064 – 0.76km	\$585,000	21 Mar 2018
11 Southern Crescent, Craigieburn Vic 3064 – 1.98km	\$588,000	25 Nov 2017

Property data source: RP Data Core Logic