

## 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

49/60-70 CRADLE MOUNTAIN DRIVE 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

\$340,000

&

\$360,000

### Median sale price

Median price

\$389,000

\*UNIT

X

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
6/60-70 Cradle Mountain Drive Craigieburn – 0.07km	\$360,000	01/07/2018
48/60-70 Cradle Mountain Drive Craigieburn – 0.01km	\$345,000	20/08/2018
23 Huntington Drive Craigieburn – 0.40km	\$370,000	17/05/2018