

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 EVERGREEN CRESCENT CRAIGIEBURN

Indicative selling price

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

Single price or range between \$495,000 & \$540,000

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.

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Address of comparable property	Price	Date of sale
39 Kelway Street Craigieburn – 0.81km	\$520,000	02/07/2018
8 Saltbush Crescent Craigieburn – 0.42km	\$532,000	22/03/2018
98 Wattletree Street Craigieburn – 0.20km	\$540,000	17/03/2018