

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 29 Highbury Circuit Craigieburn

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$659,000

Median sale price

Median price \$500,000 *House ☒ *Land ☐ Suburb CRAIGIEBURN
Period - From FEBRUARY to CURRENT Source RP DATA

Comparable property sales

A* 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
4 CIMBERWOOD DRIVE CRAIGIEBURN – 1.66KM	\$640,000	27/2/2018
105 HANSON ROAD CRAIGIEBURN – 1.35KM	\$622,500	21/4/2018
70 WATTLETREE STREET CRAIGIEBURN – 1.91KM	\$620,000	18/3/2018

Property data source: REIV propertydata.com.au. Generated on 24th May 2018.