

## 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

6 TENBY COURT 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

\$520,000

&

\$570,000

### Median sale price

Median price

\$542,500

\*HOUSE

X

Suburb

CRAIGIEBURN

Period - From

APRIL

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 |
|----------------------------------------------|-----------|--------------|
| 7 Beacon Hills Crescent Craigieburn – 0.56km | \$560,000 | 14/07/2018   |
| 30 Riversdale Street Craigieburn – 0.83km    | \$540,000 | 17/03/2018   |
| 23 Spurr Street Craigieburn – 0.89km         | \$570,000 | 24/03/2018   |