

## 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

86 CRAIG AVENUE, WARRACKNABEAL, VIC 3393

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$112,000

### Median sale price

Median price

\$117,000

House

X

Unit

Suburb

WARRACKNABEAL

Period

01 April 2017 to 31 March 2018

Source

pricefinder

### 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
1 NOALL ST, WARRACKNABEAL, VIC 3393	\$105,000	15/12/2017
114 CRAIG AVE, WARRACKNABEAL, VIC 3393	\$105,000	16/11/2017
19 CAMPBELL ST, WARRACKNABEAL, VIC 3393	\$125,000	04/09/2017