

## 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 8 VIEWRISE WALK CRAIGIEBURN

### Indicative selling price

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

Single price  or range between \$380,000 & \$418,000

### Median sale price

Median price \$500,000 \*House ☒ \*Land ☐ Suburb CRAIGIEBURN  
Period - From JANUARY to CURRENT Source REIV propertydata.com.au

### 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
13/2-10 CREEKWOOD DRIVE CRAIGIEBURN – 1.93KM	\$395,000	24/2/2018
348 GRAND BOULEVARD CRAIGIEBURN - .69KM	\$380,000	16/12/2017
157 WATTLETREE STREET CRAIGIEBURN – 1.21KM	\$414,000	10/2/2018

Property data source: REIV propertydata.com.au. Generated on 19<sup>th</sup> May 2018.