

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

14 HARDY AVENUE CRAIGIEBURN

Indicative selling price

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

Single price

or range between

\$450,000

&

\$490,000

Median sale price

Median price

\$550,000

*HOUSE

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Suburb

CRAIGIEBURN

Period - From

FEBRUARY

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 |
|---|-----------|--------------|
| 23 MITFORD CRESCENT CRAIGIEBURN - .75KM | \$480,000 | 1/3/2019 |
| 2 HENLEY COURT CRAIGIEBURN – 1.66KM | \$475,000 | 7/5/2019 |
| 12 TENBY COURT CRAIGIEBURN – 1.73KM | \$473,000 | 22/6/2019 |
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