

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 48 ELVIRE ROAD 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 \$439,000

Median sale price

Median price \$550,000 *House ☒ *Land ☐ Suburb CRAIGIEBURN
Period - From December 2018 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
26 Groveton Street Craigieburn 0.89Km	\$456,000	13/11/2018
64 Moor Park Drive Craigieburn – 0.98Km	\$438,000	02/02/2019
19 Woodgrove Street Craigieburn – 0.88Km	\$456,000	13/11/2018

Property data source: REIV propertydata.com.au. Generated on 2nd April 2019.