

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 3 Cleveland Drive, Craigieburn Vic 3064

Indicative selling price

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

Single Price \$709,000

Median sale price

Median price \$490,000

*House

X

*Unit

Suburb

Craigieburn Vic 3064

Period - From Dec 2017

to

Current

Source

RP Data Core Logic

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
26 Grange Rise, Craigieburn Vic 3064 – 0.79km	\$688,000	16 Dec 2017
60 Newbury Boulevard, Craigieburn Vic 3064 – 1.98km	\$716,000	16 Dec 2017
64 Newbury Boulevard, Craigieburn Vic 3064 – 1.97km	\$700,000	13 Mar 2018

Property data source: RP Data Core Logic