

## 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 38 Highbury Circuit Craigieburn

### Indicative selling price

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

Single price  or range between \$470,000 & \$510,000

### Median sale price

Median price \$545,000 \*HOUSE ☒ Suburb CRAIGIEBURN  
Period - From MAY 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.

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Address of comparable property	Price	Date of sale
28 The Garlands Craigieburn – 0.84km	\$470,000	26/03/2018
50 Moor Park Drive Craigieburn – 1.97km	\$495,000	21/05/2018
451 Grand Boulevard Craigieburn – 1.95km	\$477,500	25/01/2018