

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

499 Grand Boulevard Craigieburn

Indicative selling price

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

Single price \$399,000

or range between

&

Median sale price

Median price \$260,000

Land

X

Unit

Suburb

Craigieburn

Period Jan 2018

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
16 Northfield Drive Craigieburn 1.80 Km	\$405,000	20 Dec 2017
21 Ocean Way Craigieburn 1.83 Km	\$410,000	31 Mar 2018
32 Northfield Drive Craigieburn 1.66 Km	\$412,000	04 Jan 2018

Property data source: CoreLogic RP Data