

## 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 30 LITTLE WINDROCK LANE CRAIGIEBURN

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$400,000 & \$440,000

### Median sale price

Median price \$500,000 \*House ☒ \*Land ☐ Suburb CRAIGIEBURN  
Period - From FEBRUARY 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
86A ROYAL TERRACE CRAIGIEBURN	\$435,000	25/3/2018
12 DENSHAM WAY CRAIGIEBURN	\$437,000	8/3/2018
4/12 REDHILL COURT CRAIGIEBURN	\$429,500	14/4/2018

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 14<sup>th</sup> April 2018.