

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 25 PINNACLE DRIVE CRAIGIEBURN

Indicative selling price

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

Single price \$ or range between \$540,000 \$590,000

Median sale price

Median price \$545,000 *House X *Unit Suburb CRAIGIEBURN
Period - From MAY 2018 to CURRENT Source CORELOGIC 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
104 ROYAL TERRACE CRAIGIEBURN – 0.28KM	\$570,000	13/8/2018
78 WISTERIA AVENUE CRAIGIEBURN – 0.31KM	\$583,000	24/2/2018
5 VALMONT STREET CRAIGIEBURN - 0.50KM	\$550,000	10/3/2018

Property data source: CORELOGIC RP DATA. Generated on 21ST OF AUGUST 2018.