

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 MILBURN PLACE CRAIGIEBURN

Indicative selling price

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

Single price or range between \$540,000 & \$570,000

Median sale price

Median price \$545,000 *House ☒ *Land ☐ Suburb CRAIGIEBURN
Period - From SEPTEMBER 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
47 HOTHLYN DRIVE CRAIGIEBURN - .49KM	\$582,000	26/6/2018
100 HOTHLYN DRIVE CRAIGIEBURN - .55KM	\$590,000	28/5/2018
4 MANNINGTREE PARADE CRAIGIEBURN – 1.03KM	\$575,000	20/6/2018

Property data source: REIV propertydata.com.au. Generated on 24th November 2018.