

## 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 11 MITTAGONG RISE 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 \$540,000 & \$590,000

### Median sale price

Median price \$500,000 \*House ☒ \*Land ☐ Suburb CRAIGIEBURN  
Period - From MARCH 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
61 BOWRAL LOOP CRAIGIEBURN - .14KM	\$560,000	24/11/2017
29 SOMERSBY ROAD CRAIGIEBURN – 1.33KM	\$590,000	19/3/2018
52 WOODLEA CRESCENT CRAIGIEBURN – 1.10KM	\$580,000	28/3/2018

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 18<sup>TH</sup> April 2018.