

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 2/23 Newlyn Drive Craigieburn

Indicative selling price

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

range between \$410,000 & \$449,000

Median sale price

Median price \$339,500 House ☐ Unit ☒ Suburb CRAIGIEBURN
Period - From Dec 2017 to Current Source Core Logic – 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
2/32 Amstel Street Craigieburn 1.86 Km	\$425,000	19 Feb 2017

- B** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Property data source: CORE LOGIC – PROPERTY DATA