

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 21 WATERBIRD LINK CRAIGIEBURN

Indicative selling price

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

Single price \$ or range between \$470,000 \$499,000

Median sale price

Median price \$540,000 *House ☒ *Unit ☐ Suburb CRAIGIEBURN
Period - From MARCH 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
5 ALLINGTON LANE CRAIGIEBURN – 0.73KM	\$495,000	21/04/2018
16 LONG ISLAND CIRCUIT CRAIGIEBURN – 1.25KM	\$497,000	2/6/2018
32 FORTITUDE DRIVE CRAIGIEBURN - 1.54KM	\$475,000	1/5/2018

Property data source: CORELOGIC RP DATA. Generated on 2ND OF JULY 2018.