

# **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

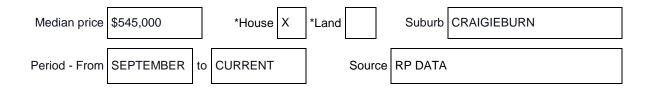
Irb and 4 LAGUNA PLACE CRAIGIEBURN

### 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	\$550,000	&	\$580,000

### Median sale price



## **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
65 KINGLAKE CRESCENT CRAIGIEBURN – 1.95KM	\$560,000	23/5/2018
10 TOURNAMENT RISE CRAIGIEBURN61KM	\$555,000	25/8/2018
8 ULTIMO ROAD CRAIGIEBURN – 1.10KM	\$580,000	1.10KM

Property data source: REIV propertydata.com.au. Generated on 17<sup>th</sup> October 2018.