

## 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 13/8 MORESBY COURT 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 \$410,000 & \$450,000

### Median sale price

Median price \$500,000 \*House ☒ \*Land ☐ Suburb CRAIGIEBURN  
Period - From MAY 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
6A CENTENNIAL PARK DRIVE CRAIGIEBURN – 1.29KM	\$415,000	20/12/2017
165 CENTRAL PARK AVENUE CRAIGIEBURN - .45KM	\$430,000	.45KM
36 CASCADE TERRACE CRAIGIEBURN - .45KM	\$420,000	6/4/2018

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 1<sup>ST</sup> MAY 2018.