

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 32 Hamilton Hume Parade, Craigieburn Vic 3064

Indicative selling price

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

Range Between \$510,000 & \$540,000

Median sale price

Median price \$537,000 *House ☒ *Land ☐ Suburb Craigieburn Vic 3064
Period - From Feb 2018 to Current Source RP Data Core Logic

Comparable property sales

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
16 Green Hill Place, Craigieburn Vic 3064 – 0.08km	\$545,000	30 Apr 2018
71 Riversdale Street, Craigieburn Vic 3064 – 0.89km	\$550,000	27 July 2018
39 Burrora Way, Craigieburn Vic 3064 – 1.80km	\$535,000	22 Sep 2018

Property data source: RP Data Core Logic