

---

**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

53 FLAGSTAFF LOOP 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

\$499,000

or range between

**Median sale price**

Median price

\$550,000

\*House

X

\*Land

Suburb

CRAIGIEBURN

Period - From

NOVEMBER  
2018

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
10 Gift Road Craigieburn	\$520,000	07/02/2019
81 Wattletree Street Craigieburn	\$516,000	18/01/2019
16 Erindale Place Craigieburn	\$515,000	10/12/2018

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 23<sup>rd</sup> April 2019.

---