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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

19 Clapham Way Craigieburn

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$540,000

House

X

Unit

Suburb

Craigieburn

Period

Mar 2019

to

Current

Source

CoreLogic RP Data

### 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
9 Fenland Street Craigieburn 0.08 Km	\$425,000	29 Jun 2019
12 Gateshead Street Craigieburn 0.23 Km	\$426,000	15 Jun 2019
48 Elvire Road Craigieburn 0.93 Km	\$426,000	24 Jun 2019

Property data source: CoreLogic RP Data