

## 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 4/31-57 Punt Street 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 \$410,000  \$450,000

### Median sale price

Median price \$467,500  \*House  \*Unit  Suburb CRAIGIEBURN   
Period - From SEP 11<sup>th</sup> 2017  to CURRENT  Source Realestate.com.au

### 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
9/254-258 Waterview Boulevard CRAIGIEBURN – 0.99KM	\$415,000	16/5/2017
14A Ajana Drive CRAIGIEBURN – 0.80KM	\$410,000	30/4/2017
20 Grattan Cove CRAIGIEBURN - 0.18KM	\$438,500	14/7/2017

Property data source: CORELOGIC RP DATA. Generated on 15<sup>th</sup> of September 2017.