

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 23 VIEWMONT AVENUE CRAIGIEBURN

Indicative selling price

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

Single price \$ or range between \$410,000 \$450,000

Median sale price

Median price \$450,000 *House *Unit Suburb CRAIGIEBURN
Period - From 17 JULY 2017 to CURRENT Source CORELOGIC 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
34 BANDICOOT ROAD CRAIGIEBURN – 0.34KM	\$410,000	30/6/2017
31 GROVETON STREET CRAIGIEBURN – 0.61KM	\$410,000	8/2/2017
7 PERISHER DRIVE CRAIGIEBURN – 1.11KM	\$425,000	24/6/2017

Property data source: CORELOGIC RP DATA. Generated on 26TH OF JULY 2017.