

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 57 EVERGREEN CRESCENT CRAIGIEBURN

Indicative selling price

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

Single price \$ or range between \$500,000 \$550,000

Median sale price

Median price \$469,000 *House ☒ *Unit ☐ Suburb CRAIGIEBURN
Period - From 25 SEPTEMBER 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
6 FALKLAND ROAD CRAIGIEBURN – 0.22KM	\$541,000	6/5/2017
10 SALTBUCH CRESCENT CRAIGIEBURN – 0.41KM	\$515,000	19/07/2017
12 HARRISON STREET CRAIGIEBURN – 0.43KM	\$500,000	14/07/2017

Property data source: CORELOGIC RP DATA. Generated on 11TH OF OCTOBER 2017.