

## 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 37 Clarendon Avenue, Craigieburn Vic 3064

### Indicative selling price

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

Single Price \$399,000

### Median sale price

Median price \$345,000 \*House  \*Unit  Suburb Craigieburn Vic 3064

Period - From Nov 2017 to Current Source RP Data Core Logic

### 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 Alexander Circuit, Craigieburn Vic 3064 – 1.18km	\$378,000	27 Sep 2017
348 Grand Boulevard, Craigieburn Vic 3064 – 1.69km	\$380,000	16 Dec 2017
21 Zest Road, Craigieburn Vic 3064 – 1.90km	\$370,000	8 Dec 2017

Property data source: RP Data Core Logic