

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 3 LAGUNA PLACE CRAIGIEBURN

Indicative selling price

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

Single price \$ or range between \$620,000 \$682,000

Median sale price

Median price \$450,000 *House ☒ *Unit ☐ Suburb CRAIGIEBURN
Period - From 31 JULY 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
38 MISSION HILLS WAY CRAIGIEBURN – 0.38KM	\$640,000	20/5/2017
58 GILLINGHAM CRESCENT CRAIGIEBURN – 1.19KM	\$642,000	30/3/2017
28 EUPHORIA STREET CRAIGIEBURN – 1.71KM	\$660,000	6/3/2017

Property data source: CORELOGIC RP DATA. Generated on 7TH OF AUGUST 2017.