

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 VIC 3064

Indicative selling price

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

Single price \$ or range between

Median sale price

Median price *House *Unit Suburb
Period - From to Source

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
222 WINDROCK AVENUE CRAIGIEBURN – 0.47KM	\$390,000	24/6/2017
5 KIRKSTEAD GROVE CRAIGIEBURN – 0.79KM	\$380,000	22/05/2017
22/4 DELANEY LANE CRAIGIEBURN – 0.91KM	\$370,000	24/05/2017

Property data source: CORELOGIC RP DATA. Generated on 13TH OF NOVEMBER 2017.