



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

24 Watermill Avenue, CRAIGIEBURN, 3064

### Indicative selling price

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

Single Price

or range between

\$520,000

&

\$570,000

### Median sale price

Median price

\$454,000

Property type

House

Suburb

CRAIGIEBURN, 3064

Period from

20/08/2017

to

14/09/2017

Source

RP Data

### Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

5 Montpellier Crescent, CRAIGIEBURN, 3064 Victoria

\$590,000

21/08/2017

17 Hennessy Street, CRAIGIEBURN, 3064 Victoria

\$567,000

08/09/2017

12 Jonesfield Street, CRAIGIEBURN, 3064 Victoria

\$541,000

15/09/2017