

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

10 The Garlands Craigieburn

Indicative selling price

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

Single price \$499,000

or range between

&

Median sale price

Median price \$500,000

House

Unit

Suburb

Craigieburn

Period Jan 2018

to

Current

Source

CoreLogic RP Data

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
57 Bowral Loop Craigieburn 0.92 Km	\$485,500	09 Dec 2017
20 Marchmont Rise Craigieburn 1.13 Km	\$505,000	09 Jan 2018
14 Paddington Street Craigieburn 0.77 Km	\$495,000	17 Nov 2018

Property data source: CoreLogic RP Data