

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 82 Bridgewater Road, Craigieburn 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$305,000 & \$335,000

Median sale price

Median price \$330,000 House Unit Suburb Craigieburn

Period - From 01/05/2016 to 01/05/2017 Source www.realestate.com.au

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| Address of comparable property | Price | Date of sale |
|-----------------------------------|-----------|--------------|
| 1. 1B Amstel Street, Craigieburn | \$313,000 | 25/02/2017 |
| 2. 1/23 Newlyn Drive, Craigieburn | \$310,000 | 25/02/2017 |
| 3 | \$ | |