

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11/11 TROWARD HARVEY WAY CRAIGIEBURN VIC 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

\$359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

21/11 TROWARD HARVEY WAY CRAIGIEBURN VIC 3064	\$360,000	04-Sep-23
1-11 TROWARD HARVEY WAY CRAIGIEBURN VIC 3064	\$350,000	09-Sep-23
20/11 TROWARD HARVEY WAY CRAIGIEBURN VIC 3064	\$350,000	09-Sep-23

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 19 September 2023



**21/11 TROWARD HARVEY WAY
CRAIGIEBURN VIC 3064**

2 2 1

Sold Price

^{RS} **\$360,000** Sold Date **04-Sep-23**

Distance **0.03km**



**1-11 TROWARD HARVEY WAY
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price

^{RS} **\$350,000** Sold Date **09-Sep-23**

Distance **0.03km**



**20/11 TROWARD HARVEY WAY
CRAIGIEBURN VIC 3064**

2 2 1

Sold Price

Sold Date **09-Sep-23**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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