

## 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

22/24 Healesville Loop Craigieburn VIC 3064

### Indicative selling price

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

Single Price

\$345,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$373,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Dec 2019

to

30 Nov 2020

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 14/24 Healesville Loop Craigieburn VIC 3064 | \$350,000 | 19-Feb-20 |
| 25/24 Healesville Loop Craigieburn VIC 3064 | \$345,000 | 22-Jun-20 |
| 9/24 Healesville Loop Craigieburn VIC 3064  | \$360,000 | 17-Jul-20 |

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: 31 December 2020



**14/24 Healesville Loop Craigieburn  
VIC 3064**

Sold Price

**\$350,000**

Sold Date

**19-Feb-20**

2 2 1

Distance

**0.02km**



**25/24 Healesville Loop Craigieburn  
VIC 3064**

Sold Price

**\$345,000**

Sold Date

**22-Jun-20**

2 2 1

Distance

**0.02km**



**9/24 Healesville Loop Craigieburn  
VIC 3064**

Sold Price

**\$360,000**

Sold Date

**17-Jul-20**

2 2 1

Distance

**0.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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