

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

3/10 LEVEQUE LOOP 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jul 2022

to

30 Jun 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

44 MERLIN STREET CRAIGIEBURN VIC 3064	\$480,000	12-Mar-23
14/6 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064	\$475,000	09-Jun-23
35 LYSTERFIELD DRIVE GREENVALE VIC 3059	\$465,000	16-Mar-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: 10 July 2023


**44 MERLIN STREET CRAIGIEBURN
VIC 3064**
 3  2  1

Sold Price

\$480,000

Sold Date

12-Mar-23

Distance

1.33km

**14/6 LITTLE WINDROCK LANE
CRAIGIEBURN VIC 3064**
 3  2  2

Sold Price

^{RS} **\$475,000**

Sold Date

09-Jun-23

Distance

1.4km

**35 LYSTERFIELD DRIVE
GREENVALE VIC 3059**
 3  2  1

Sold Price

\$465,000

Sold Date

16-Mar-23

Distance

1.56km
RS = Recent sale

UN = Undisclosed Sale

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