

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

12/64 ESCAPADE BOULEVARD 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

or range
between

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Oct 2023

to

30 Sep 2024

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

5/10 BURSARIA PLACE CRAIGIEBURN VIC 3064	\$390,000	09-Aug-24
19 HUNTINGFIELD STREET CRAIGIEBURN VIC 3064	\$390,000	13-Jun-24
10/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$392,000	27-Jul-24

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 October 2024



**5/10 BURSARIA PLACE
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$390,000** Sold Date **09-Aug-24**

Distance **0.4km**



**19 HUNTINGFIELD STREET
CRAIGIEBURN VIC 3064**

2 1 2

Sold Price Sold Date **13-Jun-24**

Distance **1.98km**



**10/335 GRAND BOULEVARD
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price ^{RS} **\$392,000** Sold Date **27-Jul-24**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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