

## 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

39 BRUNSWICK CRESCENT CRAIGIEBURN VIC 3064

### Indicative selling price

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

Single Price

\$429,000

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

4 ELY WALK CRAIGIEBURN VIC 3064	424000	05-Aug-23
1/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064	410000	08-Sep-23
15 LAPIS WALK CRAIGIEBURN VIC 3064	425000	19-Apr-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: 16 September 2023



## 4 ELY WALK CRAIGIEBURN VIC 3064

2 2 1

Sold Price

<sup>RS</sup> **424000** Sold Date **05-Aug-23**

Distance **1.23km**



## 1/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064

2 2 1

Sold Price

<sup>RS</sup> **410000** Sold Date **08-Sep-23**

Distance **0.64km**



## 15 LAPIS WALK CRAIGIEBURN VIC 3064

2 2 1

Sold Price

**425000** Sold Date **19-Apr-23**

Distance **0.87km**



## 3/23 LEVEQUE LOOP CRAIGIEBURN VIC 3064

3 2 1

Sold Price

**444000** Sold Date **15-Feb-23**

Distance **1.05km**



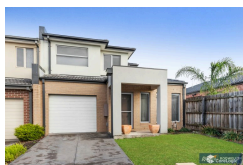
## 19 REGATTA DRIVE CRAIGIEBURN VIC 3064

3 2 2

Sold Price

**468000** Sold Date **16-Jan-23**

Distance **0.97km**



## 21 RAVENWOODS WAY CRAIGIEBURN VIC 3064

3 2 1

Sold Price

**500000** Sold Date **23-Feb-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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