

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

20/11 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

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Aug 2022

to

31 Jul 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

| | | |
|--|-----------|-----------|
| 60/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064 | \$345,000 | 20-May-23 |
| 33/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064 | \$350,000 | 07-Jun-23 |
| 28/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064 | \$362,000 | 05-May-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: 18 August 2023