

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

14/11 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

\$424,500

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jan 2023

to

31 Dec 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

| | | |
|---|-----------|-----------|
| 1-11 TROWARD HARVEY WAY CRAIGIEBURN VIC 3064 | \$350,000 | 09-Sep-23 |
| 21/11 TROWARD HARVEY WAY CRAIGIEBURN VIC 3064 | \$360,000 | 04-Sep-23 |
| 11/11 TROWARD HARVEY WAY CRAIGIEBURN VIC 3064 | \$345,000 | 12-Oct-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: 04 January 2024



**1-11 TROWARD HARVEY WAY
 CRAIGIEBURN VIC 3064**

2 2 1

Sold Price ^{RS} **\$350,000** Sold Date **09-Sep-23**

Distance **0.01km**



**21/11 TROWARD HARVEY WAY
 CRAIGIEBURN VIC 3064**

2 2 1

Sold Price **\$360,000** Sold Date **04-Sep-23**

Distance **0.02km**



**11/11 TROWARD HARVEY WAY
 CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$345,000** Sold Date **12-Oct-23**

Distance **0.02km**

RS = Recent sale **UN** = Undisclosed Sale

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