

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

23/24 HEALESVILLE 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

or range
between

\$395,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Feb 2023

to

31 Jan 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

13/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064	\$389,000	18-Dec-23
1/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064	\$410,000	13-Aug-23
2/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064	\$393,000	30-Jan-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: 27 February 2024



13/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064

 2  2  1

Sold Price

\$389,000

Sold Date

18-Dec-23

Distance

0.02km



1/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064

 2  2  1

Sold Price

\$410,000

Sold Date

13-Aug-23

Distance

0.06km



2/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064

 2  2  1

Sold Price

^{RS} **\$393,000**

Sold Date

30-Jan-24

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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