

## 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

25/64 ESCAPADE BOULEVARD 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

or range  
between

\$385,000

&

\$405,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

Commercial

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

34/64 ESCAPADE BOULEVARD CRAIGIEBURN VIC 3064

\$385,000

14-Sep-23

52 PENHALL DRIVE CRAIGIEBURN VIC 3064

\$390,000

22-Aug-23

21 CLENDON WAY CRAIGIEBURN VIC 3064

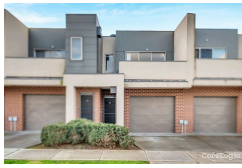
\$395,000

03-Aug-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: 29 February 2024



**34/64 ESCAPADE BOULEVARD  
CRAIGIEBURN VIC 3064**

Sold Price **\$385,000** Sold Date **14-Sep-23**

 2  2  1

Distance **0km**



**52 PENHALL DRIVE CRAIGIEBURN  
VIC 3064**

Sold Price **\$390,000** Sold Date **22-Aug-23**

 2  1  1

Distance **0.41km**



**21 CLENDON WAY CRAIGIEBURN  
VIC 3064**

Sold Price **\$395,000** Sold Date **03-Aug-23**

 2  1  2

Distance **1.09km**

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

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