

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

1/24 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

\$410,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

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

13/61-85 PUNT STREET CRAIGIEBURN VIC 3064	\$415,000	04-Mar-23
12 CASCADE TERRACE CRAIGIEBURN VIC 3064	\$410,000	05-Apr-23
26/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	\$410,000	17-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: 07 September 2023



**13/61-85 PUNT STREET
CRAIGIEBURN VIC 3064**

 2  2  1

Sold Price **\$415,000** Sold Date **04-Mar-23**

Distance **0.78km**



**12 CASCADE TERRACE
CRAIGIEBURN VIC 3064**

 2  2  1

Sold Price **\$410,000** Sold Date **05-Apr-23**

Distance **0.99km**



**26/60-70 CRADLE MOUNTAIN
DRIVE CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price Sold Date **17-Apr-23**

Distance **2.48km**

RS = Recent sale

UN = Undisclosed Sale

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