

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

42/64 ESCAPADE BOULEVARD 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

\$445,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$434,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jun 2024

to

31 May 2025

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

| | | |
|---|-----------|-----------|
| 21/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064 | \$430,000 | 24-May-25 |
| 1/31 MOOR PARK DRIVE CRAIGIEBURN VIC 3064 | \$429,000 | 06-Mar-25 |
| | | |

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: 25 June 2025