

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

7/64 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

\$395,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 May 2024

to

30 Apr 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

8/64 ESCAPADE BOULEVARD CRAIGIEBURN VIC 3064	\$430,000	18-Dec-24
1 GRATTAN COVE CRAIGIEBURN VIC 3064	\$400,000	24-Jan-25
90/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$435,000	11-Feb-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: 06 May 2025



**8/64 ESCAPADE BOULEVARD
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$430,000** Sold Date **18-Dec-24**

Distance **0km**



**1 GRATTAN COVE CRAIGIEBURN
VIC 3064**

 3  2  2

Sold Price **\$400,000** Sold Date **24-Jan-25**

Distance **2.56km**



**90/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$435,000** Sold Date **11-Feb-25**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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