

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

2/24 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|--|-----------|-----------|
| 1/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064 | \$410,000 | 13-Aug-23 |
| 15 COHEN WALK CRAIGIEBURN VIC 3064 | \$415,000 | 25-Sep-23 |
| 771 AITKEN BOULEVARD CRAIGIEBURN VIC 3064 | \$450,000 | 11-Sep-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: 05 October 2023



**1/24 HEALESVILLE LOOP
CRAIGIEBURN VIC 3064**

 2  2  1

Sold Price **\$410,000** Sold Date **13-Aug-23**

Distance **0.01km**



**15 COHEN WALK CRAIGIEBURN
VIC 3064**

 2  2  1

Sold Price ^{RS} **\$415,000** Sold Date **25-Sep-23**

Distance **0.65km**



**771 AITKEN BOULEVARD
CRAIGIEBURN VIC 3064**

 2  2  1

Sold Price ^{RS} **\$450,000** Sold Date **11-Sep-23**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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