

## 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

20/64 ESCAPADE BOULEVARD CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$438,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Nov 2022

to

31 Oct 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

20/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064	\$387,500	18-Jul-23
34/64 ESCAPADE BOULEVARD CRAIGIEBURN VIC 3064	\$385,000	14-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: 16 November 2023

**20/24 HEALESVILLE LOOP  
CRAIGIEBURN VIC 3064**

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Sold Price **\$387,500** Sold Date **18-Jul-23**Distance **3.12km****34/64 ESCAPADE BOULEVARD  
CRAIGIEBURN VIC 3064**

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Sold Price **\$385,000** Sold Date **14-Sep-23**Distance **0.02km**

RS = Recent sale      UN = Undisclosed Sale

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