

## 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

34/64 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

\$369,000

&

\$389,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Aug 2022

to

31 Jul 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
46 FURLONG STREET CRAIGIEBURN VIC 3064	\$390,000	06-Apr-23
17 HUNTINGFIELD STREET CRAIGIEBURN VIC 3064	\$400,000	08-Mar-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: 10 August 2023



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

 2  2  1

Sold Price <sup>RS</sup> **\$387,500** Sold Date **18-Jul-23**

Distance **3.1km**



**46 FURLONG STREET  
CRAIGIEBURN VIC 3064**

 2  2  1

Sold Price **\$390,000** Sold Date **06-Apr-23**

Distance **2.8km**



**17 HUNTINGFIELD STREET  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$400,000** Sold Date **08-Mar-23**

Distance **1.93km**

RS = Recent sale      UN = Undisclosed Sale

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