

## 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

35/64 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

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,500

Property type

Unit

Suburb

Craigieburn

Period-from

01 Dec 2022

to

30 Nov 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

12/3 CROCKETT AVENUE CRAIGIEBURN VIC 3064	\$403,000	18-Sep-23
1/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064	\$410,000	13-Aug-23
55 VALIANT CRESCENT CRAIGIEBURN VIC 3064	\$399,000	08-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: 12 December 2023

**12/3 CROCKETT AVENUE  
CRAIGIEBURN VIC 3064**

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Sold Price <sup>RS</sup> **\$403,000** Sold Date **18-Sep-23**Distance **4.66km****1/24 HEALESVILLE LOOP  
CRAIGIEBURN VIC 3064**

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Sold Price **\$410,000** Sold Date **13-Aug-23**Distance **3.15km****55 VALIANT CRESCENT  
CRAIGIEBURN VIC 3064**

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Sold Price **\$399,000** Sold Date **08-Sep-23**Distance **3.08km****RS** = Recent sale**UN** = Undisclosed Sale

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