

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

6/64 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jan 2023

to

31 Dec 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

47/20 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$440,000	23-Oct-23
60 BAYANO WAY CRAIGIEBURN VIC 3064	\$460,000	02-Nov-23
15/1 BRUNSWICK CRESCENT CRAIGIEBURN VIC 3064	\$470,000	21-Jul-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: 19 January 2024

**47/20 HYDE PARK AVENUE
CRAIGIEBURN VIC 3064**

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Sold Price **\$440,000** Sold Date **23-Oct-23**Distance **2.13km****60 BAYANO WAY CRAIGIEBURN
VIC 3064**

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Sold Price **\$460,000** Sold Date **02-Nov-23**Distance **2.77km****15/1 BRUNSWICK CRESCENT
CRAIGIEBURN VIC 3064**

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Sold Price **\$470,000** Sold Date **21-Jul-23**Distance **3.1km**

RS = Recent sale

UN = Undisclosed Sale

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