

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

16 Leveque Loop, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

Median sale price

Median price \$655,000

Property Type House

Suburb Craigieburn

Period - From 01/10/2021

to 31/12/2021

Source REIV

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 six 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	60 Balyang Way CRAIGIEBURN 3064	\$670,000	30/09/2021
2	10 Cable Cirt CRAIGIEBURN 3064	\$640,000	21/09/2021
3	31 Mallacoota Way CRAIGIEBURN 3064	\$602,000	11/12/2021

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 six months.~~

This Statement of Information was prepared on:

12/02/2022 11:19



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Property Type: house
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
December quarter 2021: \$655,000

Comparable Properties



60 Balyang Way CRAIGIEBURN 3064 (REI)

Agent Comments

4 2 2

Price: \$670,000
Method: Auction Sale
Date: 30/09/2021
Property Type: House (Res)
Land Size: 400 sqm approx



10 Cable Cirt CRAIGIEBURN 3064 (REI)

Agent Comments

4 2 2

Price: \$640,000
Method: Sold Before Auction
Date: 21/09/2021
Property Type: House (Res)
Land Size: 423 sqm approx

31 Mallacoota Way CRAIGIEBURN 3064 (REI)

Agent Comments

4 2 1

Price: \$602,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 313 sqm approx

Account - Love & Co