

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

22/1 Hyde Park Avenue 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

\$330,000

&

\$363,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Sep 2018

to

31 Aug 2019

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

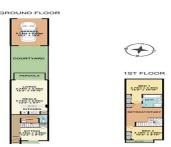
Date of sale

42/20 Hyde Park Avenue Craigieburn VIC 3064	\$343,000	13-Mar-19
336 Grand Boulevard Craigieburn VIC 3064	\$348,000	10-Jul-19
38 Little Windrock Lane Craigieburn VIC 3064	\$365,000	15-Jul-19

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 September 2019

	42/20 Hyde Park Avenue Craigieburn VIC 3064	Sold Price	\$343,000	Sold Date	13-Mar-19
 2  1  1	Distance 0.12km				
	336 Grand Boulevard Craigieburn VIC 3064	Sold Price	\$348,000^{UN}	Sold Date	10-Jul-19
 2  1  1	Distance 1.23km				
	38 Little Windrock Lane Craigieburn VIC 3064	Sold Price	\$365,000	Sold Date	15-Jul-19
 2  1  2	Distance 1.81km				

RS = Recent sale

UN = Undisclosed Sale

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