

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

2/20 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

\$439,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Craigieburn

Period-from

01 Oct 2021

to

30 Sep 2022

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

5/1 BRUNSWICK CRESCENT CRAIGIEBURN VIC 3064	\$442,000	07-Jun-22
9/1 BRUNSWICK CRESCENT CRAIGIEBURN VIC 3064	\$445,000	11-Jun-22
15/41 FURLONG STREET CRAIGIEBURN VIC 3064	\$459,000	05-Jul-22

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: 27 October 2022



**5/1 BRUNSWICK CRESCENT
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$442,000** Sold Date **07-Jun-22**

Distance **2km**



**9/1 BRUNSWICK CRESCENT
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$445,000** Sold Date **11-Jun-22**

Distance **2km**



**15/41 FURLONG STREET
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$459,000** Sold Date **05-Jul-22**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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