

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

38/1 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

\$339,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jan 2024

to

31 Dec 2024

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

82/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$355,000	20-Aug-24
10/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$355,000	16-Jan-25
33/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$365,000	03-Oct-24

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: 29 January 2025



**82/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$355,000** Sold Date **20-Aug-24**

Distance **0.98km**



**10/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price ^{RS} **\$355,000** Sold Date **16-Jan-25**

Distance **1.02km**



**33/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 3  1  1

Sold Price **\$365,000** Sold Date **03-Oct-24**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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