

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

47/20 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

or range
between

\$429,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Oct 2022

to

30 Sep 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

24/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	\$445,000	16-May-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: 13 October 2023



**24/60-70 CRADLE MOUNTAIN
DRIVE CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price

\$445,000 Sold Date **16-May-23**

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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