

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

108/1-15 BEDDISON ROAD 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jun 2021

to

31 May 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

105/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$450,000	09-Mar-22
6/24 FEATHERPARK WAY CRAIGIEBURN VIC 3064	\$440,000	04-Mar-22
4/20 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$456,000	14-Mar-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: 29 June 2022

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**105/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price

\$450,000

Sold Date

09-Mar-22

Distance

0.03km



**6/24 FEATHERPARK WAY
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price

\$440,000

Sold Date

04-Mar-22

Distance

0.26km



**4/20 HYDE PARK AVENUE
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price

\$456,000

Sold Date

14-Mar-22

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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