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

19/1 Hyde Park Avenue, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$360,000		&		\$390,000				
Median sale price									
Median price	\$445,000	Pro	operty Type	Unit			Suburb	Craigieburn	
Period - From	01/10/2024	to	31/12/2024		So	urce	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5b Huntington Dr CRAIGIEBURN 3064	\$380,000	21/12/2024
2	23/60 Cradle Mountain Dr CRAIGIEBURN 3064	\$385,000	24/10/2024
3	33/1-15 Beddison Rd CRAIGIEBURN 3064	\$365,000	16/10/2024

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 six months.

This Statement of Information was prepared on:

17/01/2025 15:06



19/1 Hyde Park Avenue, Craigieburn Vic 3064







Property Type: Townhouse/Strata **Land Size:** 109 sqm approx Agent Comments Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

Indicative Selling Price \$360,000 - \$390,000 Median Unit Price December quarter 2024: \$445,000

Comparable Properties

5b Huntington Dr CRAIGIEBURN 3064 (REI) 2 1 Price: \$380,000 Method: Auction Sale Date: 21/12/2024 Property Type: House	Agent Comments
23/60 Cradle Mountain Dr CRAIGIEBURN 3064 (REI/VG) 2 1 1 1 Price: \$385,000 Method: Private Sale Date: 24/10/2024 Property Type: House	Agent Comments
33/1-15 Beddison Rd CRAIGIEBURN 3064 (REI) 2 1 1 Price: \$365,000 Method: Private Sale Date: 16/10/2024 Property Type: Townhouse (Single) Land Size: 122 sqm approx	Agent Comments

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



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