

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 between

\$360,000

 &

\$390,000

Median sale price

Median price

\$445,000

 Property Type

Unit

 Suburb

Craigieburn

Period - From

01/10/2024

 to

31/12/2024

 Source

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.

	Address 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

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Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

December quarter 2024: \$445,000



Property Type: Townhouse/Strata

Land Size: 109 sqm approx

Agent Comments

Comparable Properties



5b Huntington Dr CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$380,000

Method: Auction Sale

Date: 21/12/2024

Property Type: House



23/60 Cradle Mountain Dr CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 24/10/2024

Property Type: House



33/1-15 Beddison Rd CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 16/10/2024

Property Type: Townhouse (Single)

Land Size: 122 sqm approx

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