

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

2/1-15 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$428,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Sep 2023

to

31 Aug 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

| | | |
|--|-----------|-----------|
| 110/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064 | \$423,000 | 24-Jun-24 |
| 4/31-57 PUNT STREET CRAIGIEBURN VIC 3064 | \$465,000 | 07-Aug-24 |
| 28/1 BRUNSWICK CRESCENT CRAIGIEBURN VIC 3064 | \$440,000 | 31-Jul-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: 13 September 2024



**110/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$423,000** Sold Date **24-Jun-24**

Distance **0.18km**



**4/31-57 PUNT STREET
CRAIGIEBURN VIC 3064**

 3  1  2

Sold Price **\$465,000** Sold Date **07-Aug-24**

Distance **1.39km**



**28/1 BRUNSWICK CRESCENT
CRAIGIEBURN VIC 3064**

 3  3  1

Sold Price ^{RS} **\$440,000** Sold Date **31-Jul-24**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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