

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

105/1-15 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Feb 2021

to

31 Jan 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

4/20 Featherpark Way Craigieburn VIC 3064	\$480,000	21-Oct-21
17/11 Troward Harvey Way Craigieburn VIC 3064	\$473,000	04-Oct-21
8/31 Moor Park Drive Craigieburn VIC 3064	\$432,500	18-Dec-21

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: 10 February 2022

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**4/20 Featherpark Way Craigieburn
VIC 3064**

 3  3  2

Sold Price

\$480,000

Sold Date

21-Oct-21

Distance

0.31km

**17/11 Troward Harvey Way
Craigieburn VIC 3064**

 3  2  2

Sold Price

\$473,000

Sold Date

04-Oct-21

Distance

1.2km

**8/31 Moor Park Drive Craigieburn
VIC 3064**

 3  2  1

Sold Price

\$432,500

Sold Date

18-Dec-21

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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