

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

33/1-15 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Mar 2022

to

28 Feb 2023

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

50/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	376000	14-Oct-22
96/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	382000	09-Dec-22
61/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	372000	22-Dec-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: 14 March 2023

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50/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064

 2  1  1

Sold Price **376000** Sold Date **14-Oct-22**

Distance **0.05km**



96/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064

 2  1  1

Sold Price **382000** Sold Date **09-Dec-22**

Distance **0.07km**



61/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064

 2  1  1

Sold Price **372000** Sold Date **22-Dec-22**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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