

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

15/20 HYDE PARK AVENUE 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

\$355,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,500

Property type

Commercial

Suburb

Craigieburn

Period-from

01 Apr 2023

to

31 Mar 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

14/11 TROWARD HARVEY WAY CRAIGIEBURN VIC 3064	\$346,000	07-Feb-24
49/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$352,000	03-Feb-24
34/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$365,000	19-Oct-23

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: 19 April 2024

**14/11 TROWARD HARVEY WAY
CRAIGIEBURN VIC 3064** 2  1  1

Sold Price

\$346,000Sold Date **07-Feb-24**

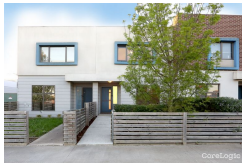
Distance

0.35km**49/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064** 2  1  1

Sold Price

\$352,000Sold Date **03-Feb-24**

Distance

0.88km**34/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064** 2  1  1

Sold Price

\$365,000Sold Date **19-Oct-23**

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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