

## 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

4/20 Hyde Park Avenue Craigieburn VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

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

22 Little Windrock Lane Craigieburn VIC 3064	\$435,000	04-Sep-21
15 Grattan Cove Craigieburn VIC 3064	\$432,000	17-Sep-21
47 Clarendon Avenue Craigieburn VIC 3064	\$452,000	23-Aug-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: 21 February 2022



**22 Little Windrock Lane  
Craigieburn VIC 3064**

 3  2  1

Sold Price **\$435,000** Sold Date **04-Sep-21**

Distance **1.65km**



**15 Grattan Cove Craigieburn VIC  
3064**

 3  2  2

Sold Price **\$432,000** Sold Date **17-Sep-21**

Distance **1.6km**



**47 Clarendon Avenue Craigieburn  
VIC 3064**

 3  2  2

Sold Price **\$452,000** Sold Date **23-Aug-21**

Distance **1.66km**

RS = Recent sale UN = Undisclosed Sale

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