
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

70 HYDE PARK AVENUE CRAIGIEBURN

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$620,000

&

\$680,000

Median sale price

Median price

\$546,000

*HOUSE

X

Suburb

CRAIGIEBURN

Period - From

AUGUST

to

CURRENT

Source

CORELOGIC RP DATA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

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Address of comparable property	Price	Date of sale
5 Northstead Way Craigieburn - 0.65Km	\$670,000	04/08/2018
12 Brighton Place Craigieburn – 0.15Km	\$620,000	13/10/2018
13 Middlesborough Drive Craigieburn -0.16Km	\$646,500	26/10/2018