



Gordon Garg

M 0433897397

E gordon@urevic.com.au

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

8/1 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,000

*House

*Unit

X

Suburb

Craigieburn

Period-from

01 Aug 2018

to

31 Jul 2019

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

336 Grand Boulevard Craigieburn VIC 3064	\$348,000	10-Jul-19
38 Little Windrock Lane Craigieburn VIC 3064	\$365,000	15-Jul-19
42/20 Hyde Park Avenue Craigieburn VIC 3064	\$343,000	13-Mar-19

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.~~

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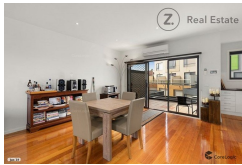
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336 Grand Boulevard Craigieburn VIC 3064

2 1 1

Sold Price

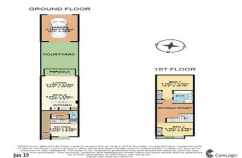
\$348,000^{UN}

Sold Date

10-Jul-19

Distance

1.22km



38 Little Windrock Lane Craigieburn VIC 3064

2 1 1

Sold Price

RS \$365,000

Sold Date

15-Jul-19

Distance

1.84km



42/20 Hyde Park Avenue Craigieburn VIC 3064

2 1 1

Sold Price

\$343,000

Sold Date

13-Mar-19

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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