

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

23/1-15 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

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

55/1-15 Beddison Road Craigieburn VIC 3064	\$365,000	29-Sep-21
23/335 Grand Boulevard Craigieburn VIC 3064	\$375,000	12-Nov-21
24/1 Hyde Park Avenue Craigieburn VIC 3064	\$370,000	20-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: 09 February 2022



**55/1-15 Beddison Road Craigieburn
VIC 3064**

Sold Price

\$365,000

Sold Date

29-Sep-21



2



1



1

Distance

0.08km



**23/335 Grand Boulevard
Craigieburn VIC 3064**

Sold Price

\$375,000

Sold Date

12-Nov-21



4



1



1

Distance

0.29km



**24/1 Hyde Park Avenue Craigieburn
VIC 3064**

Sold Price

\$370,000

Sold Date

20-Aug-21



2



1



1

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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