

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

2/1 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

\$379,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 May 2021

to

30 Apr 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

44/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$385,000	24-Feb-22
7/29 ARDSLEY CIRCUIT CRAIGIEBURN VIC 3064	\$389,000	09-Dec-21
39/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	\$390,000	01-Mar-22

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: 04 May 2022


**44/1 HYDE PARK AVENUE
CRAIGIEBURN VIC 3064**
 2  1  1

Sold Price **\$385,000** Sold Date **24-Feb-22**

Distance **0.07km**

**7/29 ARDSLEY CIRCUIT
CRAIGIEBURN VIC 3064**
 2  1  1

Sold Price **\$389,000** Sold Date **09-Dec-21**

Distance **0.11km**

**39/60-70 CRADLE MOUNTAIN
DRIVE CRAIGIEBURN VIC 3064**
 2  1  1

Sold Price **\$390,000** Sold Date **01-Mar-22**

Distance **0.83km**
RS = Recent sale

UN = Undisclosed Sale

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