

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

31/1 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Apr 2023

to

31 Mar 2024

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

| | | |
|--|-----------|-----------|
| 17/29 ARDSLEY CIRCUIT CRAIGIEBURN VIC 3064 | \$385,000 | 09-Feb-24 |
| 11/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064 | \$396,000 | 01-Mar-24 |
| | | |

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: 02 April 2024

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**17/29 ARDSLEY CIRCUIT
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price ^{RS} **\$385,000** Sold Date **09-Feb-24**

Distance **0.06km**



**11/1 HYDE PARK AVENUE
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price ^{RS} **\$396,000** Sold Date **01-Mar-24**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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