

## 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

47/20 HYDE PARK AVENUE CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$449,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$438,750

Property type

Unit

Suburb

Craigieburn

Period-from

01 Sep 2022

to

31 Aug 2023

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

14/6 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064	\$475,000	09-Jun-23
24 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064	\$480,000	07-Jun-23
3/39 NORTHERN CRESCENT CRAIGIEBURN VIC 3064	\$480,000	08-May-23

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: 26 September 2023

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**14/6 LITTLE WINDROCK LANE  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price

<sup>RS</sup> **\$475,000**

Sold Date **09-Jun-23**

Distance **1.58km**



**24 LITTLE WINDROCK LANE  
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price

**\$480,000**

Sold Date **07-Jun-23**

Distance **1.65km**



**3/39 NORTHERN CRESCENT  
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date **08-May-23**

Distance **1.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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