

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

1/354 Grand Boulevard 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

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Nov 2019

to

31 Oct 2020

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

23/20 Hyde Park Avenue Craigieburn VIC 3064	\$410,000	28-Oct-20
29/60-70 Cradle Mountain Drive Craigieburn VIC 3064	\$410,000	12-Aug-20
2/1 Brunswick Crescent Craigieburn VIC 3064	\$395,000	24-Jun-20

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: 13 November 2020

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**23/20 Hyde Park Avenue
 Craigieburn VIC 3064**

3 2 2

Sold Price

^{RS} **\$410,000**

Sold Date **28-Oct-20**

Distance **1.2km**



**29/60-70 Cradle Mountain Drive
 Craigieburn VIC 3064**

3 2 2

Sold Price

\$410,000

Sold Date **12-Aug-20**

Distance **0.48km**



**2/1 Brunswick Crescent Craigieburn
 VIC 3064**

3 1 2

Sold Price

\$395,000

Sold Date **24-Jun-20**

Distance **2.15km**

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

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