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	28/20 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	$375,000	&	$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$433,000	Property type	Unit	Suburb	Craigieburn
Period-from	01 Feb 2024	to	31 Jan 2025	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
20/29 ARDSLEY CIRCUIT CRAIGIEBURN VIC 3064	$385,000	21-Oct-24
38/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	$375,000	11-Oct-24
57/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	$370,000	17-Sep-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: 14 February 2025