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	95/1-15 Beddison Road 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	$355,000	&	$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	Unit	Suburb	Craigieburn
Period-from	01 Nov 2020	to	31 Oct 2021	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
55/1-15 Beddison Road Craigieburn VIC 3064	$365,000	15-Oct-21
71/1-15 Beddison Road Craigieburn VIC 3064	$355,000	02-Jun-21
19/335 Grand Boulevard Craigieburn VIC 3064	$375,000	27-May-21

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: 25 November 2021

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55/1-15 Beddison Road Craigieburn VIC 3064

2 1 1

Sold Price RS **$365,000** Sold Date **15-Oct-21**

Distance **0.05km**



71/1-15 Beddison Road Craigieburn VIC 3064

2 1 1

Sold Price **$355,000** Sold Date **02-Jun-21**

Distance **0.09km**



19/335 Grand Boulevard Craigieburn VIC 3064

2 1 1

Sold Price **$375,000** Sold Date **27-May-21**

Distance **0.22km**

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

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