



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

42/20 Hyde Park Avenue, Craigieburn VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between

\$335,000

&

\$365,000

### Median sale price

Median price

\$393,500

\*House



Suburb

Craigieburn

Period - From

01/02/2018

To

31/01/2019

RP Data Professional

### Comparable sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Comparable #1

Address	22 Andover Lane, Craigieburn		
Sale Price	\$365,000	Date of Sale	06/01/2019

#### Comparable #2

Address	50 Brunswick Crescent, Craigieburn		
Sale Price	\$365,000	Date of Sale	16/11/2018

#### Comparable #3

Address	18/335 Grand Boulevard Craigieburn		
Sale Price	\$342,500	Date of Sale	19/12/2018

LJ Hooker Werribee | Hoppers Crossing  
Suite 2, 229 Heaths Road, Werribee  
03 9748 5888  
[werribee.ljhooker.com.au](http://werribee.ljhooker.com.au)