

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

3/51a Mount Dandenong Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$720,000

&

\$770,000

Median sale price

Median price

\$643,000

Property Type

Unit

Suburb

Croydon

Period - From

03/05/2022

to

02/05/2023

Source

REIV

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 six 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
1	4/104 Maroondah Hwy CROYDON 3136	\$750,700	30/11/2022
2	3/7-9 Vernon St CROYDON 3136	\$748,000	13/04/2023
3	18 Thomas St CROYDON SOUTH 3136	\$742,000	18/12/2022

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 six months.~~

This Statement of Information was prepared on:

03/05/2023 11:35

3/51a Mount Dandenong Road, Croydon Vic 3136



Brent Earney

9725 0000

0409 726 136

brentearney@methven.com.au

Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

03/05/2022 - 02/05/2023: \$643,000



Property Type:

Agent Comments

Comparable Properties



4/104 Maroondah Hwy CROYDON 3136 (REI/VG)

Agent Comments



Price: \$750,700

Method: Private Sale

Date: 30/11/2022

Property Type: Unit

Land Size: 363 sqm approx



3/7-9 Vernon St CROYDON 3136 (REI)

Agent Comments



Price: \$748,000

Method: Private Sale

Date: 13/04/2023

Property Type: Townhouse (Single)

Land Size: 273 sqm approx



18 Thomas St CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$742,000

Method: Private Sale

Date: 18/12/2022

Property Type: House (Res)

Land Size: 395 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



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