

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

3/211 MT DANDENONG ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Croydon

Period-from

01 Apr 2021

to

31 Mar 2022

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

205/4 ALFRICK ROAD CROYDON VIC 3136	\$470,000	19-Jan-22
203/10 ALFRICK ROAD CROYDON VIC 3136	\$460,000	04-Nov-21
314/211 MT DANDENONG ROAD CROYDON VIC 3136	\$466,000	21-Apr-22

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: 29 April 2022



205/4 ALFRICK ROAD CROYDON VIC 3136

Sold Price **\$470,000** Sold Date **19-Jan-22**
Distance **0.52km**

 2  2  1



203/10 ALFRICK ROAD CROYDON VIC 3136

Sold Price **\$460,000** Sold Date **04-Nov-21**
Distance **0.53km**

 2  2  1



314/211 MT DANDENONG ROAD CROYDON VIC 3136

Sold Price ^{RS} **\$466,000** Sold Date **21-Apr-22**
Distance **-**

 2  1  1

RS = Recent sale UN = Undisclosed Sale

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