

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

1/30 SEVENOAKS AVENUE 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

or range
between

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/14 TALLENT STREET CROYDON VIC 3136	\$895,000	18-Oct-23
3/5 VICTORY STREET CROYDON VIC 3136	\$850,000	30-Nov-23
3/90-94 MT DANDENONG ROAD CROYDON VIC 3136	\$860,000	16-Dec-23

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: 13 March 2024



**1/14 TALLENT STREET CROYDON
VIC 3136**

 3  2  2

Sold Price

\$895,000

Sold Date

18-Oct-23

Distance

1km



**3/5 VICTORY STREET CROYDON
VIC 3136**

 3  2  2

Sold Price

\$850,000

Sold Date

30-Nov-23

Distance

1.38km



**3/90-94 MT DANDENONG ROAD
CROYDON VIC 3136**

 3  2  2

Sold Price

\$860,000

Sold Date

16-Dec-23

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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