

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

1/369 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$755,000

Property Type

House

Suburb

Croydon

Period - From

01/01/2020

to

31/03/2020

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	4/394 Mt Dandenong Rd CROYDON 3136	\$782,000	07/03/2020
2	8 Newhaven La CROYDON 3136	\$775,000	26/02/2020
3	30a Haig St CROYDON 3136	\$730,066	15/04/2020

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:

10/06/2020 09:07



Property Type:

Agent Comments

Comparable Properties

4/394 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$782,000

Method: Auction Sale

Date: 07/03/2020

Property Type: Unit

Land Size: 530 sqm approx



8 Newhaven La CROYDON 3136 (VG)

Agent Comments



Price: \$775,000

Method: Sale

Date: 26/02/2020

Property Type: House (Res)

Land Size: 332 sqm approx



30a Haig St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$730,066

Method: Private Sale

Date: 15/04/2020

Property Type: House

Land Size: 404 sqm approx