

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

6/359 MAROONDAH HIGHWAY CROYDON NORTH 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Feb 2023

to

31 Jan 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

1/3 MONARO COURT MOOROOLBARK VIC 3138	\$723,500	06-Dec-23
3/25 KARINGAL STREET CROYDON NORTH VIC 3136	\$665,000	10-Jan-24
280 MAROONDAH HIGHWAY CROYDON VIC 3136	\$761,250	28-Sep-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: 01 February 2024


**1/3 MONARO COURT
MOOROOLBARK VIC 3138**
 3  1  2

Sold Price

\$723,500

Sold Date **06-Dec-23**

Distance

0.97km

**3/25 KARINGAL STREET
CROYDON NORTH VIC 3136**
 3  1  2

Sold Price

^{RS} **\$665,000**

Sold Date **10-Jan-24**

Distance

0.86km

**280 MAROONDAH HIGHWAY
CROYDON VIC 3136**
 3  1  2

Sold Price

\$761,250

Sold Date **28-Sep-23**

Distance

0.69km
RS = Recent sale

UN = Undisclosed Sale

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