## 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

314/211 Mt Dandenong Road, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale pr	rice							
Median price	\$662,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	80/13-15 Hewish Rd CROYDON 3136	\$440,000	18/02/2022
2	63/13-15 Hewish Rd CROYDON 3136	\$440,000	09/03/2022
3	14/24 Croydon Rd CROYDON 3136	\$428,000	09/11/2021

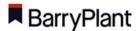
OR

**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:

29/03/2022 10:15







Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** December quarter 2021: \$662,000

# **Comparable Properties**



Method: Private Sale Date: 09/03/2022 Property Type: Apartment

14/24 Croydon Rd CROYDON 3136 (VG)

Agent Comments



Price: \$428,000 Method: Sale Date: 09/11/2021 Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria propertydata will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.