

## 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

70A PLYMOUTH ROAD CROYDON VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$920,000

&

\$1,010,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Land

Suburb

Croydon

Period-from

01 Jan 2022

to

31 Dec 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 41 SEVENOAKS AVENUE CROYDON VIC 3136  | \$928,000   | 26-Nov-22 |
| 16 STRATHALLYN ROAD RINGWOOD VIC 3134 | \$1,010,000 | 28-Nov-22 |
| 27 LEE-ANN CRESCENT CROYDON VIC 3136  | \$959,000   | 12-Nov-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: 06 January 2023



**41 SEVENOAKS AVENUE  
CROYDON VIC 3136**

4 3 2

Sold Price <sup>RS</sup> **\$928,000** <sup>UN</sup> Sold Date **26-Nov-22**

Distance **0.49km**



**16 STRATHALLYN ROAD  
RINGWOOD VIC 3134**

4 2 4

Sold Price <sup>RS</sup> **\$1,010,000** <sup>UN</sup> Sold Date **28-Nov-22**

Distance **3.48km**



**27 LEE-ANN CRESCENT CROYDON  
VIC 3136**

4 3 3

Sold Price <sup>RS</sup> **\$959,000** Sold Date **12-Nov-22**

Distance **3.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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