

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

280a Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$976,000 Property Type House Suburb Croydon

Period - From 01/10/2021 to 31/12/2021 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	32 Latrobe Ct CROYDON HILLS 3136	\$965,000	30/10/2021
2	91 Mount View Pde CROYDON 3136	\$954,000	19/10/2021
3	1/100 Mount View Pde CROYDON 3136	\$945,500	25/01/2022

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:

17/03/2022 14:19



Property Type: Res Investment -
Block of Flats

Land Size: 517 sqm approx

Agent Comments

Comparable Properties



32 Latrobe Ct CROYDON HILLS 3136 (REI/VG) **Agent Comments**



Price: \$965,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 456 sqm approx



91 Mount View Pde CROYDON 3136 (REI/VG) **Agent Comments**



Price: \$954,000

Method: Private Sale

Date: 19/10/2021

Property Type: House

Land Size: 537 sqm approx



1/100 Mount View Pde CROYDON 3136 (REI) **Agent Comments**



Price: \$945,500

Method: Sold Before Auction

Date: 25/01/2022

Property Type: House (Res)

Land Size: 442 sqm approx