Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address			1984	The second second second		
Including suburb and postcode	1/4 CIVIC SQUARE CROYDON VIC 3136					
dicative selling price						
dicative selling price or the meaning of this price	e see consumer.v	ic.gov.a	u/underquoting	(*Delete single pri	ce or range as	applicable)
	e see consumer.v	ic.gov.a	u/underquoting or range between	(*Delete single pri	ce or range as	\$530,000
or the meaning of this price Single Price edian sale price		ic.gov.a	or range	1	1	
or the meaning of this price Single Price		ic.gov.a	or range	1	1	

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.

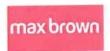
Address of comparable property	Price	Date of sale	
8/4 CIVIC SQUARE CROYDON VIC 3136	\$500,000	02-Nov-22	
26/35-43 KENT AVENUE CROYDON VIC 3136	\$525,000	15-Mar-23	
107/67-81 MAROONDAH HIGHWAY CROYDON VIC 3136	\$510,000	19-Jan-23	

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: 28 March 2023





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8/4 CIVIC SQUARE CROYDON VIC Sold Price 3136

\$500,000 Sold Date 02-Nov-22

0km Distance



26/35-43 KENT AVENUE **CROYDON VIC 3136**

Sold Price

^{RS}**\$525,000** Sold Date **15-Mar-23**

Distance

0.89km



107/67-81 MAROONDAH HIGHWAY Sold Price

\$510,000 Sold Date 19-Jan-23

Distance

2.07km

CROYDON VIC 3136

UN = Undisclosed Sale

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