

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

1/4 CIVIC SQUARE CROYDON 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2022

to

28 Feb 2023

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

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



8/4 CIVIC SQUARE CROYDON VIC 3136

Sold Price

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

2 1 1

Distance **0km**



26/35-43 KENT AVENUE CROYDON VIC 3136

Sold Price

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

2 1 1

Distance **0.89km**



107/67-81 MAROONDAH HIGHWAY CROYDON VIC 3136

Sold Price

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

2 1 1

Distance **2.07km**

RS = Recent sale

UN = Undisclosed Sale

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