

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

2/50 Croydon Road, Croydon, VIC 3136

Indicative selling price

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

Range between

\$480,000

&

\$525,000

Median sale price

Median price

\$940,000

Property Type

House

Suburb

Croydon

Period - From

04/05/2024

to

03/11/2024

Source

pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 1/ 102-108 Croydon Rd, Croydon Vic	\$525,000	24/05/2024
2 1/ 8-12 Landale Av, Croydon Vic	\$500,000	16/10/2024
3 3/ 66 Warrien Rd, Croydon North Vic	\$463,000	18/06/2024

This Statement of Information was prepared on:

04/11/2024



 2  1  1

Property Type: FlatUnitApartmentTownhouse

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Indicative Selling Price

\$480,000 - \$525,000

Median House Price

Year ending November 2024: \$940,000

Comparable Properties



1/ 102-108 Croydon Rd, Croydon Vic

 2  1  1

Price: \$525,000

Method: Private Sale

Date: 24/05/2024

Property Type: Unit



1/ 8-12 Landale Av, Croydon Vic

 2  1  2

Price: \$500,000

Method: Private Sale

Date: 16/10/2024

Property Type: Unit



3/ 66 Warrien Rd, Croydon North Vic

 2  1  1

Price: \$463,000

Method: Private Sale

Date: 18/06/2024

Property Type: Townhouse (Single)

Account - Woodards Blackburn | P: 9894 1000