

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

2/80 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$761,000

Property Type

Townhouse

Suburb

Croydon

Period - From

04/07/2021

to

03/07/2022

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	19A Marcus Rd CROYDON 3136	\$780,000	19/04/2022
2	2b Bronhill Rd RINGWOOD EAST 3135	\$780,000	26/04/2022
3	5/134 Croydon Rd CROYDON 3136	\$700,000	09/02/2022

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:

04/07/2022 10:42



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



19A Marcus Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 19/04/2022

Property Type: House

Land Size: 199 sqm approx



2b Bronhill Rd RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 26/04/2022

Property Type: House

Land Size: 179 sqm approx



5/134 Croydon Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 09/02/2022

Property Type: House

Land Size: 114 sqm approx