## 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	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$761,000	Pro	operty Type	Том	nhouse		Suburb	Croydon
Period - From	04/07/2021	to	03/07/2022	2	Sc	ource	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.

Ade	dress 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





Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au



**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median Townhouse Price 04/07/2021 - 03/07/2022: \$761,000

Agent Comments

# **Comparable Properties**









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

Date: 26/04/2022 Property Type: House Land Size: 179 sqm approx



### 5/134 Croydon Rd CROYDON 3136 (REI/VG) Agent Comments

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Price: \$700,000 Method: Private Sale Date: 09/02/2022 Property Type: House

Land Size: 114 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



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