

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

5/359 MAROONDAH HIGHWAY CROYDON NORTH 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

\$675,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Oct 2023

to

30 Sep 2024

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

3/43 CAMERON ROAD CROYDON VIC 3136	\$680,000	07-Jul-24
3/19 EMMA ROAD CROYDON VIC 3136	\$680,000	18-Jun-24
26 FELIX GROVE MOOROOLBARK VIC 3138	\$697,179	07-Jun-24

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: 14 October 2024



**3/43 CAMERON ROAD CROYDON
VIC 3136**

3 1 2

Sold Price

\$680,000

Sold Date

07-Jul-24

Distance

1.44km



**3/19 EMMA ROAD CROYDON VIC
3136**

3 2 2

Sold Price

Sold Date

18-Jun-24

Distance

1.56km



**26 FELIX GROVE MOOROOLBARK
VIC 3138**

3 1 1

Sold Price

\$697,179

Sold Date

07-Jun-24

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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