

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

1/79 Exeter Road, 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)

Range Between

\$680,000

&

\$710,000

Median sale price

Median price

\$677,500

Property type

Unit

Suburb

Croydon North

Period - From

01/01/2022

to

31/12/2022

Source

REIV

Comparable property sales

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) 1/64a Lyons Rd CROYDON NORTH 3136	\$706,000	07/03/2023
2) 4/298 Maroondah Hwy CROYDON 3136	\$700,000	06/03/2023
3) 8/7 Bonnie View Rd CROYDON NORTH 3136	\$650,000	09/02/2023

This Statement of Information was prepared on: 17/03/2023