

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

15A Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$765,000 Property Type Townhouse Suburb Croydon

Period - From 22/06/2022 to 21/06/2023 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	3/38 Belmont Rd.W CROYDON SOUTH 3136	\$799,000	17/03/2023
2	3/51a Mt Dandenong Rd CROYDON 3136	\$750,000	25/05/2023
3	3/7-9 Vernon St CROYDON 3136	\$748,000	13/04/2023

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:

22/06/2023 10:07

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 3  2  2

Property Type: Townhouse
Land Size: 381 sqm approx

Agent Comments

8 Year old home. No Body Corp. Shared Crossover

Indicative Selling Price
\$740,000 - \$790,000
Median Townhouse Price
22/06/2022 - 21/06/2023: \$765,000

Comparable Properties

3/38 Belmont Rd.W CROYDON SOUTH 3136 (VG)

 3  -  -

Price: \$799,000
Method: Sale
Date: 17/03/2023
Property Type: Flat
Land Size: 289 sqm approx

Agent Comments

single level, 3 bed 2 bath single lock up garage



3/51a Mt Dandenong Rd CROYDON 3136 (REI)

 3  2  2

Price: \$750,000
Method: Private Sale
Date: 25/05/2023
Property Type: House

Agent Comments

Older home with enclosed carport



3/7-9 Vernon St CROYDON 3136 (REI)

 3  2  2

Price: \$748,000
Method: Private Sale
Date: 13/04/2023
Property Type: Townhouse (Single)
Land Size: 273 sqm approx

Agent Comments

Older unit in a complex with body corp. Good location

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