

## 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

286 Mt Dandenong Road Croydon VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Land

Suburb

Croydon

Period-from

01 Jun 2020

to

31 May 2021

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

9 Morgan Avenue Croydon VIC 3136	\$1,531,000	15-Jun-18
15 French Street Croydon VIC 3136	\$1,450,000	17-Jun-20
97 Croydon Road Croydon VIC 3136	\$1,220,000	02-Nov-20

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: 30 June 2021



**9 Morgan Avenue Croydon VIC 3136**

 4
  3
  2

Sold Price

**\$1,531,000**

Sold Date

**15-Jun-18**

Distance

**1.78km**



**15 French Street Croydon VIC 3136**

 5
  3
  2

Sold Price

**\$1,450,000**

Sold Date

**17-Jun-20**

Distance

**2.12km**



**97 Croydon Road Croydon VIC 3136**

 4
  2
  4

Sold Price

**\$1,220,000**

Sold Date

**02-Nov-20**

Distance

**1.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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