

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

1/338 MT DANDENONG ROAD CROYDON 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Croydon

Period-from

01 Aug 2023

to

31 Jul 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

1/137 HULL ROAD CROYDON VIC 3136	\$750,000	05-Jun-24
6A NIEL STREET CROYDON VIC 3136	\$731,000	12-Mar-24
4/9 MORRIS ROAD CROYDON VIC 3136	\$775,000	17-Feb-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: 12 August 2024

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1/137 HULL ROAD CROYDON VIC 3136

 3  1  2

Sold Price

^{RS}

\$750,000

Sold Date

05-Jun-24

Distance

1.43km



6A NIEL STREET CROYDON VIC 3136

 3  1  1

Sold Price

\$731,000

Sold Date

12-Mar-24

Distance

1.04km



4/9 MORRIS ROAD CROYDON VIC 3136

 3  2  2

Sold Price

\$775,000

Sold Date

17-Feb-24

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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