

## 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

1/23 MOORE AVENUE 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Croydon

Period-from

01 May 2021

to

30 Apr 2022

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

1/44-46 LINCOLN ROAD CROYDON VIC 3136	\$815,000	08-Apr-22
26A BAMBRA STREET CROYDON VIC 3136	\$840,000	10-Feb-22
1/5 NIEL STREET CROYDON VIC 3136	\$880,000	22-Jan-22

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: 24 May 2022


**1/44-46 LINCOLN ROAD  
CROYDON VIC 3136**
 3  2  2

Sold Price

**\$815,000**

Sold Date

**08-Apr-22**

Distance

**0.89km**

**26A BAMBRA STREET CROYDON  
VIC 3136**
 3  2  2

Sold Price

**\$840,000**

Sold Date

**10-Feb-22**

Distance

**1.59km**

**1/5 NIEL STREET CROYDON VIC  
3136**
 3  1  1

Sold Price

**\$880,000**

Sold Date

**22-Jan-22**

Distance

**0.36km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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