

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

1/6 MOORE AVENUE 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,750

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/29 PLUMER STREET CROYDON VIC 3136	\$680,000	01-Apr-23
29/83A LINCOLN ROAD CROYDON VIC 3136	\$650,000	24-May-23
7/56 NORTON ROAD CROYDON VIC 3136	\$647,000	10-Aug-23

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: 18 September 2023



**1/29 PLUMER STREET CROYDON
VIC 3136**

3 1 2

Sold Price

\$680,000

Sold Date

01-Apr-23

Distance

0.45km



**29/83A LINCOLN ROAD CROYDON
VIC 3136**

3 1 1

Sold Price

\$650,000

Sold Date

24-May-23

Distance

0.62km



**7/56 NORTON ROAD CROYDON
VIC 3136**

3 1 1

Sold Price

^{RS} **\$647,000**

Sold Date

10-Aug-23

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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