

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

1/75 EASTFIELD 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jun 2022

to

31 May 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

| | | |
|-------------------------------------|-----------|-----------|
| 3/29 VINTER AVENUE CROYDON VIC 3136 | \$650,000 | 23-Jan-23 |
| 1/54 LUSHER ROAD CROYDON VIC 3136 | \$662,000 | 12-Mar-23 |
| 28/56 NORTON ROAD CROYDON VIC 3136 | \$665,000 | 04-Apr-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: 19 June 2023



3/29 VINTER AVENUE CROYDON VIC 3136

Sold Price

\$650,000

Sold Date

23-Jan-23

2

1

1

Distance

0.72km



1/54 LUSHER ROAD CROYDON VIC 3136

Sold Price

\$662,000

Sold Date

12-Mar-23

2

1

1

Distance

0.88km



28/56 NORTON ROAD CROYDON VIC 3136

Sold Price

\$665,000

Sold Date

04-Apr-23

3

1

2

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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