

## 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

10/10-12 RAY STREET 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,500

Property type

Unit

Suburb

Croydon

Period-from

01 Jun 2021

to

31 May 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

2/2 HENTY COURT CROYDON VIC 3136	\$547,000	12-May-22
1/2 HENTY COURT CROYDON VIC 3136	\$520,000	12-May-22
7/24 CROYDON ROAD CROYDON VIC 3136	\$501,000	04-Feb-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: 29 June 2022



**2/2 HENTY COURT CROYDON VIC 3136**

Sold Price

<sup>RS</sup>

**\$547,000**

Sold Date

**12-May-22**

 2

 1

 1

Distance

**1km**



**1/2 HENTY COURT CROYDON VIC 3136**

Sold Price

<sup>RS</sup>

**\$520,000**

<sup>UN</sup>

Sold Date

**12-May-22**

 2

 1

 1

Distance

**1km**



**7/24 CROYDON ROAD CROYDON VIC 3136**

Sold Price

**\$501,000**

Sold Date

**04-Feb-22**

 2

 1

 1

Distance

**1.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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