

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

6/328 Maroondah Highway, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Croydon

Period - From 01/10/2020 to 31/12/2020 Source REIV

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 six 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	25 Coolabah St MOOROOLBARK 3138	\$656,500	23/01/2021
2	1/2-4 Warrien Rd CROYDON NORTH 3136	\$655,000	18/12/2020
3	29 Rodleigh St CROYDON 3136	\$645,000	29/01/2021

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 six months.~~

This Statement of Information was prepared on:

15/02/2021 16:16



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2020: \$605,000

Comparable Properties



25 Coolabah St MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

Price: \$656,500

Method: Auction Sale

Date: 23/01/2021

Property Type: House (Res)

Land Size: 376 sqm approx



1/2-4 Warrien Rd CROYDON NORTH 3136 (VG)

Agent Comments

3 - -

Price: \$655,000

Method: Sale

Date: 18/12/2020

Property Type: Flat/Unit/Apartment (Res)



29 Rodleigh St CROYDON 3136 (REI)

Agent Comments

3 1 -

Price: \$645,000

Method: Private Sale

Date: 29/01/2021

Property Type: House