## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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	6/328 Maroondah Highway, Croydon Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$605,000	Pro	perty 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

7,01	aress of comparable property	1 1100	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

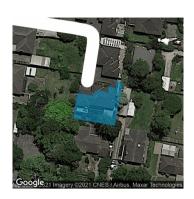
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/02/2021 16:16



Date of sale

# **McGrath**





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)

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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





Price: \$655,000 Method: Sale Date: 18/12/2020

Property Type: Flat/Unit/Apartment (Res)



29 Rodleigh St CROYDON 3136 (REI)



Price: \$645,000 Method: Private Sale Date: 29/01/2021 Property Type: House Agent Comments

**Agent Comments** 

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