

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

3/3 HAIG STREET 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Croydon

Period-from

01 Oct 2023

to

30 Sep 2024

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

7/15 LANDALE AVENUE CROYDON VIC 3136	\$690,000	19-Jun-24
36 NEWMAN ROAD MOOROOLBARK VIC 3138	\$670,000	06-Jul-24
3/17 MORELLE COURT MOOROOLBARK VIC 3138	\$652,000	07-May-24

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: 09 October 2024



7/15 LANDALE AVENUE CROYDON VIC 3136

Sold Price

\$690,000

Sold Date

19-Jun-24

2

2

1

Distance

0.44km



36 NEWMAN ROAD MOOROOLBARK VIC 3138

Sold Price

\$670,000

Sold Date

06-Jul-24

2

2

1

Distance

1.74km



3/17 MORELLE COURT MOOROOLBARK VIC 3138

Sold Price

\$652,000

Sold Date

07-May-24

2

2

1

Distance

2.05km

RS = Recent sale

UN = Undisclosed Sale

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