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

1-378 Mount Dandenong Road, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$640,000		&		\$680,000			
Median sale pi	rice							
Median price	\$632,500	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/12 Mirabel Av RINGWOOD EAST 3135	\$673,037	31/03/2021
2	1/5 Byways Dr RINGWOOD EAST 3135	\$650,000	29/03/2021
3	6/36-38 Vernon St CROYDON 3136	\$678,500	28/03/2021

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:

03/08/2021 14:07



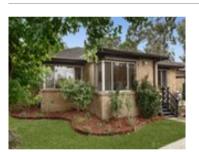




Property Type: Agent Comments Indicative Selling Price \$640,000 - \$680,000 Median Unit Price Year ending June 2021: \$632,500

Comparable Properties





2/12 Mirabel Av RINGWOOD EAST 3135 Agent Comments (REI/VG)



Price: \$673,037 Method: Private Sale Date: 31/03/2021 Property Type: Unit Land Size: 157 sqm approx

1/5 Byways Dr RINGWOOD EAST 3135 (REI/VG)

Agent Comments

Price: \$650,000 Method: Private Sale Date: 29/03/2021 Property Type: Unit Land Size: 222 sqm approx

2



6/36-38 Vernon St CROYDON 3136 (REI)



Price: \$678,500 Method: Private Sale Date: 28/03/2021 Property Type: Unit Land Size: 227 sqm approx Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.