

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 consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$680,000

Median sale price

Median price \$632,500

Property Type Unit

Suburb Croydon

Period - From 01/07/2020

to

30/06/2021

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	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 (REI/VG)

Agent Comments



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



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

Agent Comments



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