

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

202/296 Mt Dandenong Road 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2018

to

31 Oct 2019

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

105/4 Alfrick Road Croydon VIC 3136	\$435,000	16-Sep-19
205/4 Alfrick Road Croydon VIC 3136	\$440,000	19-Aug-19
210/4 Alfrick Road Croydon VIC 3136	\$415,000	13-Jun-19

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: 25 November 2019



105/4 Alfrick Road Croydon VIC 3136

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Sold Price **\$435,000** Sold Date **16-Sep-19**

Distance **0.11km**



205/4 Alfrick Road Croydon VIC 3136

 2  -  -

Sold Price **\$440,000** Sold Date **19-Aug-19**

Distance **0.11km**



210/4 Alfrick Road Croydon VIC 3136

 2  2  -

Sold Price **\$415,000** Sold Date **13-Jun-19**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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