

# 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

101/296 Mount Dandenong Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$380,000

&

\$410,000

### Median sale price

Median price

\$683,250

Property Type

Unit

Suburb

Croydon

Period - From

01/07/2023

to

30/09/2023

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	1/10 Alfrick Rd CROYDON 3136	\$385,000	09/10/2023
2			
3			

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:

12/01/2024 09:46



Property Type:  
Agent Comments

Indicative Selling Price  
\$380,000 - \$410,000  
Median Unit Price  
September quarter 2023: \$683,250

## Comparable Properties

1/10 Alfrick Rd CROYDON 3136 (VG)

Agent Comments



Price: \$385,000  
Method: Sale  
Date: 09/10/2023  
Property Type: Strata Unit/Flat

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.