

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

2/4 Maggs 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jun 2019

to

31 May 2020

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

26 Maroondah Highway Croydon VIC 3136	\$685,000	30-Mar-20
63 Stirling Road Croydon VIC 3136	\$667,000	11-May-20

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: 02 June 2020


**26 Maroondah Highway Croydon
VIC 3136**

Sold Price

\$685,000

Sold Date **30-Mar-20**
 3  2  2

Distance **0.34km**

63 Stirling Road Croydon VIC 3136

Sold Price

^{RS}
\$667,000

Sold Date **11-May-20**
 3  2  2

Distance **1.23km**
RS = Recent sale

UN = Undisclosed Sale

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