

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

9/292 Maroondah Highway 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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Croydon

Period-from

01 Dec 2019

to

30 Nov 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

9/21-25 Cambridge Road Mooroolbark VIC 3138	\$751,000	12-Jun-20
4/5 Victory Street Croydon VIC 3136	\$745,000	12-Aug-20
9 Victory Street Croydon VIC 3136	\$745,000	11-Jun-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: 03 December 2020



**9/21-25 Cambridge Road
Mooroolbark VIC 3138**

 3  2  2

Sold Price

\$751,000

Sold Date

12-Jun-20

Distance

2.16km



**4/5 Victory Street Croydon VIC
3136**

 3  2  2

Sold Price

\$745,000

Sold Date

12-Aug-20

Distance

0.15km



9 Victory Street Croydon VIC 3136

 3  2  2

Sold Price

Sold Date

11-Jun-20

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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