

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

6/28-30 ZEALANDIA ROAD EAST CROYDON NORTH 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/60 BONNIE VIEW ROAD CROYDON NORTH VIC 3136	\$875,000	21-Jul-23
66A YARRA ROAD CROYDON NORTH VIC 3136	\$900,000	08-Jun-23

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: 23 September 2023



**3/60 BONNIE VIEW ROAD
CROYDON NORTH VIC 3136**

 3  2  2

Sold Price

^{RS}

\$875,000

Sold Date

21-Jul-23

Distance

0.67km



**66A YARRA ROAD CROYDON
NORTH VIC 3136**

 3  2  2

Sold Price

\$900,000

Sold Date

08-Jun-23

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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