

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

1 CLARE STREET CROYDON SOUTH 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

\$860,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$913,925

Property type

House

Suburb

Croydon South

Period-from

01 Aug 2021

to

31 Jul 2022

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

36 BLAZEY ROAD CROYDON SOUTH VIC 3136	\$870,000	25-Apr-22
8 RUSSET ROAD RINGWOOD EAST VIC 3135	\$890,500	20-Jul-22

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: 30 August 2022



**36 BLAZEY ROAD CROYDON
SOUTH VIC 3136**

3 1 4

Sold Price **\$870,000** Sold Date **25-Apr-22**

Distance **0.82km**



**8 RUSSET ROAD RINGWOOD EAST
VIC 3135**

3 1 1

Sold Price ^{RS} **\$890,500** Sold Date **20-Jul-22**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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