

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

7/102-108 CROYDON ROAD 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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2022

to

28 Feb 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

6/144 DORSET ROAD CROYDON VIC 3136	\$580,000	14-Sep-22
26/35-43 KENT AVENUE CROYDON VIC 3136	\$525,000	15-Mar-23
28/83A LINCOLN ROAD CROYDON VIC 3136	\$549,000	22-Dec-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: 24 March 2023

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**6/144 DORSET ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

\$580,000

Sold Date

14-Sep-22

Distance

0.72km



**26/35-43 KENT AVENUE
CROYDON VIC 3136**

2 1 1

Sold Price

^{RS}

\$525,000

Sold Date

15-Mar-23

Distance

0.92km



**28/83A LINCOLN ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

\$549,000

Sold Date

22-Dec-22

Distance

0.94km



**9/59-61 HEWISH ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

\$495,000

Sold Date

30-Jul-22

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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