

# 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 117/211 Mt Dandenong Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$385,000 & \$405,000

### Median sale price

Median price \$655,300 Property Type Unit Suburb Croydon

Period - From 01/04/2023 to 31/03/2024 Source REIV

### 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 six 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
1	101/296 Mt Dandenong Rd CROYDON 3136	\$400,000	23/01/2024
2	1/1 Alfrick Rd CROYDON 3136	\$390,000	11/03/2024
3			

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 six months.

This Statement of Information was prepared on: 04/05/2024 15:42



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$385,000 - \$405,000

**Median Unit Price**

Year ending March 2024: \$655,300

## Comparable Properties



**101/296 Mt Dandenong Rd CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 23/01/2024

**Property Type:** Apartment



**1/1 Alfrick Rd CROYDON 3136 (VG)**

Agent Comments



**Price:** \$390,000

**Method:** Sale

**Date:** 11/03/2024

**Property Type:** Strata Unit/Flat

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 six months.