

# 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 26 Maroondah Highway, 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 \$650,000 & \$710,000

### Median sale price

Median price \$780,000 Property Type House Suburb Croydon

Period - From 01/10/2019 to 31/12/2019 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	2/456 Maroondah Hwy CROYDON 3136	\$695,000	15/10/2019
2	3/19 Nursery Rd CROYDON 3136	\$670,000	26/11/2019
3	30a Highland Av CROYDON 3136		22/11/2019

**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: 14/02/2020 14:57



 3    2    2

**Property Type:** House  
**Land Size:** 341 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$710,000  
**Median House Price**  
December quarter 2019: \$780,000

## Comparable Properties



**2/456 Maroondah Hwy CROYDON 3136 (REI/VG)**

**Agent Comments**

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**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 15/10/2019  
**Rooms:** 4  
**Property Type:** Townhouse (Single)



**3/19 Nursery Rd CROYDON 3136 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 26/11/2019  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 300 sqm approx



**30a Highland Av CROYDON 3136 (REI)**

**Agent Comments**

 3    2    2

**Price:**  
**Method:** Private Sale  
**Date:** 22/11/2019  
**Rooms:** 6  
**Property Type:** House

Sold for \$751,688