

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

24-26 LAIRD STREET 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,237,500

Property type

Land

Suburb

Croydon

Period-from

01 Dec 2022

to

30 Nov 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

31 TARONGA CRESCENT CROYDON VIC 3136	1100000	27-Jun-23
34 CROYDON ROAD CROYDON VIC 3136	1080000	16-Aug-23
8 WILLIAM ROAD CROYDON VIC 3136	970000	16-Oct-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: 07 December 2023


**31 TARONGA CRESCENT
CROYDON VIC 3136**

 4
  2
  2

Sold Price

1100000

Sold Date

27-Jun-23

Distance

0.6km

**34 CROYDON ROAD CROYDON
VIC 3136**

 4
  1
  -

Sold Price

1080000

Sold Date

16-Aug-23

Distance

1.71km

**8 WILLIAM ROAD CROYDON VIC
3136**

 3
  1
  4

Sold Price

^{RS}**970000**

Sold Date

16-Oct-23

Distance

1.31km
RS = Recent sale

UN = Undisclosed Sale

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