

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

2/297-299 Mount Dandenong Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000 & \$615,000

Median sale price

Median price \$566,827 Property Type Unit 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	4/11-13 Tennyson Av KILSYTH 3137	\$611,000	12/02/2020
2	3/12 Byron Rd KILSYTH 3137	\$601,000	20/03/2020
3	8/36-38 Toorak Av CROYDON 3136	\$594,000	01/02/2020

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: 27/03/2020 16:58



Property Type:
Agent Comments

Indicative Selling Price
\$595,000 - \$615,000
Median Unit Price
December quarter 2019: \$566,827

Comparable Properties



4/11-13 Tennyson Av KILSYTH 3137 (VG)

Agent Comments



Price: \$611,000
Method: Sale
Date: 12/02/2020
Property Type: Strata Unit/Flat



3/12 Byron Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$601,000
Method: Sale by Tender
Date: 20/03/2020
Property Type: Unit
Land Size: 212 sqm approx



8/36-38 Toorak Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$594,000
Method: Private Sale
Date: 01/02/2020
Rooms: 4
Property Type: Unit