# 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

#### 11 TEMPLE MILES ROAD CROYDON VIC 3136

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	51.500.000	&	\$1,400,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$916,400	Property type	House	Suburb	Croydon					

31 Mar 2022

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Apr 2021

**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.

to

Address of comparable property	Price	Date of sale	
54 THE RANGE BOULEVARD CROYDON VIC 3136	\$1,415,000	06-Feb-22	
8 DREWETT CIRCUIT CROYDON VIC 3136	\$1,420,000	08-Mar-22	
5A VERNON STREET CROYDON VIC 3136	\$1,400,000	31-Mar-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: 16 April 2022



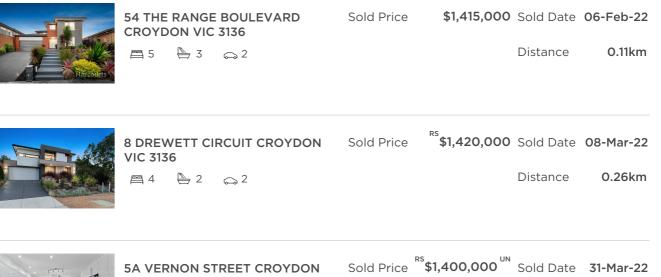
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## LIVINGVICTORIA

Krystina Zecchin

- P 03 9052 5032
- M 0421 657 498
- E info@livingvictoria.com.au





5A VERNON STREET CROYDON VIC 3136			Sold Price	<sup>rs</sup> \$1,400,000 <sup>UN</sup>	Sold Date	31-Mar-22	
酉 4	2	<b>a</b> 2				Distance	3.03km

#### RS = Recent sale UN = Undisclosed Sale

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