

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 2/65 Croydondale Drive, Mooroolbark Vic 3138

Indicative selling price

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

Single price \$819,950

Median sale price

Median price \$584,000

Property type Unit

Suburb Croydon

Period - From 01/10/2023

to

31/12/2023

Source REIV

Comparable property sales

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
3 Lancaster Place, Mooroolbark Vic 3138	\$880,000	08/01/2024
19a Sheldon Avenue, Mooroolbark Vic 3138	\$850,000	07/09/2023
10a Jillian Street, Mooroolbark Vic 3138	\$857,000	09/01/2024

This Statement of Information was prepared on: 16/02/2024

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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 4/65 Croydondale Drive, Mooroolbark Vic 3138

Indicative selling price

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

Single price \$849,950

Median sale price

Median price \$584,000

Property type Unit

Suburb Croydon

Period - From 01/10/2023

to

31/12/2023

Source REIV

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