

# 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

3/31 Leigh Road, Croydon, VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$540,000

&

\$580,000

### Median sale price

Median price

\$ 665,000

Property type

Unit

Suburb

CROYDON

Period - From

20/08/2021

to

16/02/2022

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	9/12-14 Jackson Street Croydon Vic 3136	\$547,000	2021-12-14
2	4/31 Leigh Road Croydon Vic 3136	\$535,000	2021-11-05
3	2/40-44 Lusher Road Croydon Vic 3136	\$596,000	2021-11-19

This Statement of Information was prepared on:

16/02/2022

