

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

163 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$910,500

Property Type

House

Suburb

Croydon

Period - From

01/01/2022

to

31/03/2022

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	70 Beaufort Rd CROYDON 3136	\$830,000	09/03/2022
2	57 Kent Av CROYDON 3136	\$780,000	17/06/2022
3	261 Maroondah Hwy CROYDON NORTH 3136	\$775,000	16/02/2022

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:

30/06/2022 15:19



Property Type:
Divorce/Estate/Family Transfers
Land Size: 919 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
March quarter 2022: \$910,500

Comparable Properties



70 Beaufort Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 09/03/2022
Property Type: House
Land Size: 850 sqm approx



57 Kent Av CROYDON 3136 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 17/06/2022
Property Type: House
Land Size: 873 sqm approx



261 Maroondah Hwy CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 16/02/2022
Property Type: House (Res)
Land Size: 885 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354