

## 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

4/357 Maroondah Highway Croydon North VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

### 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 6 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

3/298 Maroondah Highway Croydon VIC 3136	\$766,000	24-Nov-21
3/290 Maroondah Highway Croydon VIC 3136	\$736,000	11-Dec-21
10 Woodview Court Croydon North VIC 3136	\$773,000	03-Nov-21

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: 17 February 2022



**3/298 Maroondah Highway  
Croydon VIC 3136**

3 2 2

Sold Price <sup>RS</sup> **\$766,000** <sup>UN</sup> Sold Date **24-Nov-21**

Distance **0.55km**



**3/290 Maroondah Highway  
Croydon VIC 3136**

3 2 2

Sold Price **\$736,000** Sold Date **11-Dec-21**

Distance **0.6km**



**10 Woodview Court Croydon North  
VIC 3136**

3 2 2

Sold Price **\$773,000** Sold Date **03-Nov-21**

Distance **1.29km**

**RS** = Recent sale **UN** = Undisclosed Sale

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