

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

1/110-112 CROYDON ROAD CROYDON VIC 3136

Indicative selling price

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

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,750

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2022

to

31 Aug 2023

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

7/102-108 CROYDON ROAD CROYDON VIC 3136	520300	06-Apr-23
3/22-24 JACKSON STREET CROYDON VIC 3136	600000	06-Sep-23
3/19-21 NORMAN ROAD CROYDON VIC 3136	576000	02-Aug-23

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: 20 September 2023


**7/102-108 CROYDON ROAD
CROYDON VIC 3136**
 2  1  1

Sold Price

520300 Sold Date **06-Apr-23**

Distance **0.05km**

**3/22-24 JACKSON STREET
CROYDON VIC 3136**
 2  1  1

Sold Price

^{RS} **600000** Sold Date **06-Sep-23**

Distance **1.07km**

**3/19-21 NORMAN ROAD CROYDON
VIC 3136**
 2  1  1

Sold Price

576000 Sold Date **02-Aug-23**

Distance **0.24km**
RS = Recent sale

UN = Undisclosed Sale

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