

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

9/379-381 MAROONDAH HIGHWAY CROYDON NORTH 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

\$595,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Aug 2022

to

31 Jul 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

4/12 KARINGAL STREET CROYDON NORTH VIC 3136	\$635,000	03-Jun-23
2/39 EXETER ROAD CROYDON NORTH VIC 3136	\$620,000	15-Jul-23
3/37 HOLLOWAY ROAD CROYDON NORTH VIC 3136	\$615,000	13-Mar-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: 15 August 2023



4/12 KARINGAL STREET CROYDON Sold Price **\$635,000** Sold Date **03-Jun-23**
NORTH VIC 3136

2 1 2

Distance **0.49km**



2/39 EXETER ROAD CROYDON Sold Price ^{RS} **\$620,000** Sold Date **15-Jul-23**
NORTH VIC 3136

2 1 2

Distance **0.41km**



3/37 HOLLOWAY ROAD CROYDON Sold Price **\$615,000** Sold Date **13-Mar-23**
NORTH VIC 3136

2 1 1

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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