

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

1/15-17 Norman 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Croydon

Period-from

01 Oct 2019

to

30 Sep 2020

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

2/198 Dorset Road Croydon VIC 3136	\$621,118	17-Apr-20
1/3 Plumer Street Croydon VIC 3136	\$577,500	19-Jun-20
4/22-24 Meadow Road Croydon North VIC 3136	\$620,000	13-Jun-20

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: 12 October 2020



2/198 Dorset Road Croydon VIC 3136

 3  2  2

Sold Price

\$621,118

Sold Date **17-Apr-20**

Distance **0.64km**



1/3 Plumer Street Croydon VIC 3136

 3  1  1

Sold Price

\$577,500

Sold Date **19-Jun-20**

Distance **0.76km**



4/22-24 Meadow Road Croydon North VIC 3136

 3  2  2

Sold Price

\$620,000

Sold Date **13-Jun-20**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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