

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

2/11 LEIGH 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

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2021

to

31 Oct 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

5/48 LUSHER ROAD CROYDON VIC 3136	\$740,000	22-Oct-22
4/26 RAILWAY CRESCENT CROYDON VIC 3136	\$765,000	13-Jul-22
2/80 MAROONDAH HIGHWAY CROYDON VIC 3136	\$730,000	10-Aug-22

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: 04 November 2022



5/48 LUSHER ROAD CROYDON VIC 3136

3 2 2

Sold Price ^{RS} **\$740,000** ^{UN} Sold Date **22-Oct-22**

Distance **0.71km**



4/26 RAILWAY CRESCENT CROYDON VIC 3136

3 2 2

Sold Price **\$765,000** Sold Date **13-Jul-22**

Distance **1.48km**



2/80 MAROONDAH HIGHWAY CROYDON VIC 3136

3 2 2

Sold Price **\$730,000** Sold Date **10-Aug-22**

Distance **2.2km**

RS = Recent sale

UN = Undisclosed Sale

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