

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

412 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$845,000

&

\$895,000

Median sale price

Median price \$881,000

Property Type House

Suburb Croydon

Period - From 01/07/2023

to

30/09/2023

Source REIV

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 six 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
1	3/5 Moore Av CROYDON 3136	\$885,000	19/06/2023
2	3/123 Lincoln Rd CROYDON 3136	\$870,000	29/07/2023
3	9a Caroline St KILSYTH 3137	\$855,000	25/07/2023

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 six months.~~

This Statement of Information was prepared on:

15/11/2023 12:47



 3  2  2

Rooms: 4

Property Type: House

Land Size: 537 sqm approx

Agent Comments

Indicative Selling Price

\$845,000 - \$895,000

Median House Price

September quarter 2023: \$881,000

Comparable Properties



3/5 Moore Av CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$885,000

Method: Private Sale

Date: 19/06/2023

Property Type: Townhouse (Single)



3/123 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  2  3

Price: \$870,000

Method: Private Sale

Date: 29/07/2023

Property Type: Townhouse (Single)

Land Size: 512 sqm approx



9a Caroline St KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$855,000

Method: Private Sale

Date: 25/07/2023

Property Type: House

Land Size: 576 sqm approx