

# 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

2/293 Mt Dandenong Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$440,000

&

\$480,000

### Median sale price

Median price \$671,000

Property Type Unit

Suburb Croydon

Period - From 01/10/2022

to

31/12/2022

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	12/13 Hewish Rd CROYDON 3136	\$481,000	10/09/2022
2	1/15 Ervin Rd KILSYTH 3137	\$475,000	28/11/2022
3	24/24 Croydon Rd CROYDON 3136	\$434,950	22/08/2022

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:

07/02/2023 14:50

2/293 Mt Dandenong Road, Croydon Vic 3136



Christopher Clerke

03 9725 0000

0459 101 811

chrisclerke@methven.com.au

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

December quarter 2022: \$671,000



**Rooms:** 5

**Property Type:** Flat

**Land Size:** 163.665 sqm approx

Agent Comments

## Comparable Properties

12/13 Hewish Rd CROYDON 3136 (VG)

Agent Comments



**Price:** \$481,000

**Method:** Sale

**Date:** 10/09/2022

**Property Type:** Strata Unit/Flat



1/15 Ervin Rd KILSYTH 3137 (REI/VG)

Agent Comments



**Price:** \$475,000

**Method:** Private Sale

**Date:** 28/11/2022

**Property Type:** Unit



24/24 Croydon Rd CROYDON 3136 (REI/VG)

Agent Comments



**Price:** \$434,950

**Method:** Private Sale

**Date:** 22/08/2022

**Property Type:** Apartment

**Account** - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



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