

# 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

9/371 Maroondah Highway, Croydon North 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 \$500,000 & \$550,000

### Median sale price

Median price \$775,000 Property Type Unit Suburb Croydon North

Period - From 01/10/2023 to 31/12/2023 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	1/51 Warrien Rd CROYDON NORTH 3136	\$560,000	11/12/2023
2	Maroondah Hwy CROYDON 3136	\$555,000	08/03/2024
3	2/17 Holloway Rd CROYDON NORTH 3136	\$505,000	12/12/2023

**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:

03/04/2024 10:26



**Property Type:**

Agent Comments

## Comparable Properties



**1/51 Warrien Rd CROYDON NORTH 3136 (REI/VG)**

Agent Comments



**Price:** \$560,000

**Method:** Private Sale

**Date:** 11/12/2023

**Property Type:** Unit

**Land Size:** 356 sqm approx

**Maroondah Hwy CROYDON 3136 (VG)**

Agent Comments



**Price:** \$555,000

**Method:** Sale

**Date:** 08/03/2024

**Property Type:** Aged Care Residential N.E.C.



**2/17 Holloway Rd CROYDON NORTH 3136 (REI/VG)**

Agent Comments



**Price:** \$505,000

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** Unit

**Land Size:** 156 sqm approx