

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

5/23-25 HOLLOWAY ROAD CROYDON NORTH 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Dec 2022

to

30 Nov 2023

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

1/345 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$685,000	21-Nov-23
3/11 MEADOW ROAD CROYDON NORTH VIC 3136	\$675,000	25-Apr-23
5/28 KARINGAL STREET CROYDON NORTH VIC 3136	\$640,000	06-Oct-23

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 December 2023


**1/345 MAROONDAH HIGHWAY
CROYDON NORTH VIC 3136**
 3  1  2

Sold Price

^{RS}
\$685,000

Sold Date

21-Nov-23

Distance

1.48km

**3/11 MEADOW ROAD CROYDON
NORTH VIC 3136**
 3  1  2

Sold Price

\$675,000

Sold Date

25-Apr-23

Distance

1.32km

**5/28 KARINGAL STREET
CROYDON NORTH VIC 3136**
 3  1  2

Sold Price

\$640,000

Sold Date

06-Oct-23

Distance

0.53km
RS = Recent sale

UN = Undisclosed Sale

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