

## 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

3/268 MAROONDAH HIGHWAY CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$688,000

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2023

to

31 Aug 2024

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

6/13-15 MEADOW ROAD CROYDON NORTH VIC 3136	\$660,000	30-Jul-24
2/3 NIEL STREET CROYDON VIC 3136	\$672,500	30-Apr-24
4/21 WILLIAM ROAD CROYDON VIC 3136	\$701,000	27-Mar-24

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: 11 September 2024



**6/13-15 MEADOW ROAD CROYDON  
NORTH VIC 3136**

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**30-Jul-24**

 2

 1

 2

Distance

**0.78km**



**2/3 NIEL STREET CROYDON VIC  
3136**

Sold Price

**\$672,500**

Sold Date

**30-Apr-24**

 2

 1

 2

Distance

**1.11km**



**4/21 WILLIAM ROAD CROYDON  
VIC 3136**

Sold Price

**\$701,000**

Sold Date

**27-Mar-24**

 2

 1

 1

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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