

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

4/328 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Single price

\$699,950

Median sale price

Median price

\$807,500

Property Type

House

Suburb

Croydon

Period - From

01/10/2020

to

31/12/2020

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	59 Lyons Rd CROYDON NORTH 3136	\$707,000	22/10/2020
2	2/309 Maroondah Hwy CROYDON NORTH 3136	\$700,000	14/01/2021
3	2/116-118 Hull Rd CROYDON 3136	\$695,000	11/12/2020

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:

02/03/2021 10:27

Brent Earney
9725 0000
0409 726 136
brentearney@methven.com.au

Indicative Selling Price
\$699,950

Median House Price
December quarter 2020: \$807,500



 3  2  2

Property Type: Townhouse (Unit)
Agent Comments

Comparable Properties



59 Lyons Rd CROYDON NORTH 3136 (VG)

Agent Comments

 3  -  -

Price: \$707,000
Method: Sale
Date: 22/10/2020
Property Type: House (Res)
Land Size: 414 sqm approx



2/309 Maroondah Hwy CROYDON NORTH 3136 (REI) **Agent Comments**

 3  2  2

Price: \$700,000
Method: Private Sale
Date: 14/01/2021
Property Type: Townhouse (Single)

2/116-118 Hull Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  2  -

Price: \$695,000
Method: Private Sale
Date: 11/12/2020
Property Type: House (Res)