

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

204/296 Mt Dandenong Road Croydon 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jul 2020

to

30 Jun 2021

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

4/4 Springfield Avenue Croydon VIC 3136	\$510,000	17-Feb-21
203/17 Landale Avenue Croydon VIC 3136	\$450,000	11-Mar-21
27/24 Croydon Road Croydon VIC 3136	\$450,000	18-Mar-21

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: 21 July 2021



4/4 Springfield Avenue Croydon VIC 3136

 2  1  1

Sold Price

\$510,000

Sold Date

17-Feb-21

Distance

0.19km



203/17 Landale Avenue Croydon VIC 3136

 2  1  1

Sold Price

\$450,000

Sold Date

11-Mar-21

Distance

0.25km



27/24 Croydon Road Croydon VIC 3136

 2  1  1

Sold Price

Sold Date

18-Mar-21

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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