

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 MANIFOLD COURT CROYDON SOUTH 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$846,000

Property type

House

Suburb

Croydon South

Period-from

01 Jul 2022

to

30 Jun 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

12 YVONNE AVENUE CROYDON SOUTH VIC 3136	\$795,000	21-Jun-23
16A BELMONT ROAD WEST CROYDON SOUTH VIC 3136	\$813,500	06-Jun-23
50 EASTFIELD ROAD CROYDON SOUTH VIC 3136	\$780,000	10-Feb-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: 24 July 2023



**12 YVONNE AVENUE CROYDON
SOUTH VIC 3136**

4 2 2

Sold Price

^{RS} **\$795,000**

Sold Date

21-Jun-23

Distance

0.78km



**16A BELMONT ROAD WEST
CROYDON SOUTH VIC 3136**

3 2 2

Sold Price

\$813,500

Sold Date

06-Jun-23

Distance

0.69km



**50 EASTFIELD ROAD CROYDON
SOUTH VIC 3136**

3 1 2

Sold Price

\$780,000

Sold Date

10-Feb-23

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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