

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

2/39 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Aug 2022

to

31 Jul 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

2/17 KIMBERLEY DRIVE CHIRNSIDE PARK VIC 3116	\$665,000	02-Jun-23
3/16 ZEALANDIA ROAD EAST CROYDON NORTH VIC 3136	\$679,000	08-Apr-23
17 BARDASTER BOULEVARD CHIRNSIDE PARK VIC 3116	\$688,000	08-May-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: 06 August 2023



**2/17 KIMBERLEY DRIVE CHIRNSIDE
PARK VIC 3116**

 3  2  2

Sold Price

^{RS} **\$665,000** Sold Date **02-Jun-23**

Distance **1.95km**



**3/16 ZEALANDIA ROAD EAST
CROYDON NORTH VIC 3136**

 3  2  2

Sold Price

\$679,000 Sold Date **08-Apr-23**

Distance **1.79km**



**17 BARDASTER BOULEVARD
CHIRNSIDE PARK VIC 3116**

 3  2  2

Sold Price

\$688,000 Sold Date **08-May-23**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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