

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

1/5 HAIG STREET 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

\$720,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$941,500

Property type

House

Suburb

Croydon

Period-from

01 Nov 2023

to

31 Oct 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

1/16 HAIG STREET CROYDON VIC 3136	\$755,000	15-Nov-24
54 LEE-ANN CRESCENT CROYDON VIC 3136	\$727,500	01-Oct-24
4 ERIC STREET CROYDON VIC 3136	\$750,000	15-Oct-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: 25 November 2024

**1/16 HAIG STREET CROYDON VIC 3136**

Sold Price

^{RS} **\$755,000** Sold Date **15-Nov-24**

3 1 2

Distance **0.11km****54 LEE-ANN CRESCENT CROYDON VIC 3136**

Sold Price

^{RS} **\$727,500** Sold Date **01-Oct-24**

3 1 2

Distance **2.39km****4 ERIC STREET CROYDON VIC 3136**

Sold Price

^{RS} **\$750,000** Sold Date **15-Oct-24**

3 1 1

Distance **2.2km****13 ARUNDEL STREET CROYDON VIC 3136**

Sold Price

^{RS} **\$765,000** Sold Date **05-Oct-24**

3 1 1

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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