

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

4/303 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

\$599,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Croydon

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

2/15 LANDALE AVENUE CROYDON VIC 3136	\$637,500	30-Mar-23
4/164 DORSET ROAD CROYDON VIC 3136	\$685,000	14-Jun-23
32 CENTRAL AVENUE MOOROOLBARK VIC 3138	\$680,000	19-Apr-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: 21 August 2023

Sam Weerawarna
M 0480101966
E sam@yesre.com.au



2/15 LANDALE AVENUE CROYDON VIC 3136 Sold Price \$637,500 Sold Date 30-Mar-23
Distance 0.18km

 3  2  1



4/164 DORSET ROAD CROYDON VIC 3136 Sold Price \$685,000 Sold Date 14-Jun-23
Distance 1.56km

 3  2  2



32 CENTRAL AVENUE MOOROOLBARK VIC 3138 Sold Price \$680,000 Sold Date 19-Apr-23
Distance 2.16km

 2  2  -

RS = Recent sale UN = Undisclosed Sale

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