

## 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

136 MT DANDENONG ROAD CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$916,400

Property type

House

Suburb

Croydon

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/162 MT DANDENONG ROAD CROYDON VIC 3136	\$815,000	16-Mar-22
322 MANCHESTER ROAD MOOROOLBARK VIC 3138	\$925,000	13-Jan-22

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: 30 March 2022

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**2/162 MT DANDENONG ROAD  
CROYDON VIC 3136**

2 1 783

Sold Price

RS

**\$815,000**

Sold Date

**16-Mar-22**

Distance

**0.2km****322 MANCHESTER ROAD  
MOOROOLBARK VIC 3138**

2 2 2

Sold Price

**\$925,000**

Sold Date

**13-Jan-22**

Distance

**5.83km**

RS = Recent sale

UN = Undisclosed Sale

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