

## 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

10/47 TAYLORS ROAD CROYDON VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2022

to

31 Aug 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

15/40-44 LUSHER ROAD CROYDON VIC 3136	\$642,500	30-Jun-23
3/24 PLUMER STREET CROYDON VIC 3136	\$650,000	19-Jul-23
3/22-24 JACKSON STREET CROYDON VIC 3136	\$600,000	06-Sep-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: 09 September 2023


**15/40-44 LUSHER ROAD  
CROYDON VIC 3136**
 2    1    1

Sold Price

**\$642,500**

Sold Date

**30-Jun-23**

Distance

**0.54km**

**3/24 PLUMER STREET CROYDON  
VIC 3136**
 2    1    1

Sold Price

**\$650,000**

Sold Date

**19-Jul-23**

Distance

**1.82km**

**3/22-24 JACKSON STREET  
CROYDON VIC 3136**
 2    1    1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**06-Sep-23**

Distance

**1.55km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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