

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

275 Maroondah Highway, Croydon North Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000 & \$699,000

Median sale price

Median price \$1,000,000 Property Type House Suburb Croydon North

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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	1/345 Maroondah Hwy CROYDON NORTH 3136	\$685,000	21/11/2023
2	3/25 Karingal St CROYDON NORTH 3136	\$665,000	10/01/2024
3	2 Timms Av CROYDON 3136	\$636,000	11/11/2023

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 six months.~~

This Statement of Information was prepared on:

16/01/2024 12:01



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Rooms: 7
Property Type: House (Res)
Land Size: 460 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$699,000
Median House Price
December quarter 2023: \$1,000,000

Comparable Properties



1/345 Maroondah Hwy CROYDON NORTH 3136 **Agent Comments**
(REI/VG)

3 1 2

Price: \$685,000
Method: Private Sale
Date: 21/11/2023
Property Type: House (Res)
Land Size: 467 sqm approx



3/25 Karingal St CROYDON NORTH 3136 (REI) **Agent Comments**

3 1 2

Price: \$665,000
Method: Private Sale
Date: 10/01/2024
Property Type: Unit



2 Timms Av CROYDON 3136 (REI) **Agent Comments**

3 1 -

Price: \$636,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 614 sqm approx