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 betweer	\$640,000		&		\$699,000					
Median sale p	rice									
Median price	\$1,000,000	Pro	operty Type	Hou	se		Suburb	Croydon North		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress 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



275 Maroondah Highway, Croydon North Vic 3136





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)



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



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



2 Timms Av CROYDON 3136 (REI)



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

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



propertydata

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