

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

1/10 JOFFRE STREET 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,000

Property type

Unit

Suburb

Croydon

Period-from

01 Feb 2022

to

31 Jan 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

5/297-299 MT DANDENONG ROAD CROYDON VIC 3136	\$700,000	30-Nov-22
25 SEVENOAKS AVENUE CROYDON VIC 3136	\$680,000	14-Sep-22
6/379-381 DORSET ROAD CROYDON VIC 3136	\$700,000	10-Nov-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: 23 February 2023



**5/297-299 MT DANDENONG ROAD
CROYDON VIC 3136**

Sold Price

^{RS} **\$700,000**

Sold Date **30-Nov-22**

3 1 2

Distance **0.89km**



**25 SEVENOAKS AVENUE
CROYDON VIC 3136**

Sold Price

\$680,000

Sold Date **14-Sep-22**

3 1 1

Distance **1.27km**



**6/379-381 DORSET ROAD
CROYDON VIC 3136**

Sold Price

\$700,000

Sold Date **10-Nov-22**

3 1 1

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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