## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$530,000	&	\$580,000
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#### Median sale price

Median price	\$703,000	Pro	perty Type U	nit		Suburb	Croydon North
Period - From	01/10/2022	to	30/09/2023	Sc	ource	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

1	6/292 Maroondah Hwy CROYDON 3136	\$640,000	20/07/2023
2	2/39 Exeter Rd CROYDON NORTH 3136	\$620,000	15/07/2023
3	1/7 Bonnie View Rd CROYDON NORTH 3136	\$600,000	19/04/2023

#### 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:	28/11/2023 15:12
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Date of sale











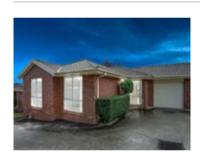
Property Type: Unit Land Size: 356 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$530,000 - \$580,000 **Median Unit Price** 

Year ending September 2023: \$703,000

# Comparable Properties



6/292 Maroondah Hwy CROYDON 3136 (REI/VG)

**-**2

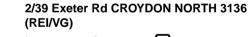




Price: \$640,000 Method: Private Sale Date: 20/07/2023 Property Type: Unit

Land Size: 220 sqm approx

**Agent Comments** 









Price: \$620.000

Date: 15/07/2023 Property Type: Unit

Method: Auction Sale

Land Size: 223 sqm approx

Agent Comments

**Agent Comments** 



1/7 Bonnie View Rd CROYDON NORTH 3136

(REI/VG)





Price: \$600,000 Method: Private Sale Date: 19/04/2023 Property Type: Unit

Account - Barry Plant | P: 03 9842 8888





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