# 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

102/291 Mt Dandenong Road, Croydon Vic 3136

**Indicative selling price**

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

Single price | $430,000

**Median sale price**

| Median price | $581,250 | Property Type | Unit | Suburb | Croydon |

| Period - From | 01/10/2019 | to | 30/09/2020 | 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    3/147-149 Maroondah Hwy CROYDON 3136 | $447,000 | 05/08/2020 |
| 2    5/12-14 Jackson St CROYDON 3136 | $437,500 | 20/08/2020 |
| 3    1/78 Croydon Rd CROYDON 3136 | $415,000 | 23/10/2020 |

**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: | 07/12/2020 12:50 |

CONSUMER AFFAIRS VICTORIA

# 102/291 Mt Dandenong Road, Croydon Vic 3136



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**Property Type:**

**Agent Comments**

**Indicative Selling Price**
$430,000
**Median Unit Price**
Year ending September 2020: $581,250

# Comparable Properties



**3/147-149 Maroondah Hwy CROYDON 3136 (REI)**

🛏 2    🛁 1    🚗 1

**Price:** $447,000
**Method:** Private Sale
**Date:** 05/08/2020
**Rooms:** 3
**Property Type:** Unit

Agent Comments

**5/12-14 Jackson St CROYDON 3136 (REI)**

🛏 2    🛁 1    🚗 1

**Price:** $437,500
**Method:** Private Sale
**Date:** 20/08/2020
**Property Type:** Unit

Agent Comments



**1/78 Croydon Rd CROYDON 3136 (REI)**

🛏 2    🛁 1    🚗 1

**Price:** $415,000
**Method:** Private Sale
**Date:** 23/10/2020
**Property Type:** Apartment

Agent Comments

**Account** - Philip Webb