

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 Maggs 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Croydon

Period-from

01 Oct 2019

to

30 Sep 2020

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

2/4 Maggs Street Croydon VIC 3136	\$685,000	16-Jun-20
89 Murray Road Croydon VIC 3136	\$705,000	09-Apr-20

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: 21 October 2020



2/4 Maggs Street Croydon VIC 3136 Sold Price **\$685,000** Sold Date **16-Jun-20**

3 2 1

Distance **0.15km**



89 Murray Road Croydon VIC 3136 Sold Price **\$705,000** Sold Date **09-Apr-20**

3 2 2

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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