

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

42 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$902,500

Property Type House

Suburb Croydon

Period - From 01/04/2021

to 30/06/2021

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	13 Hendra Gr RINGWOOD 3134	\$950,000	01/06/2021
2	374 Maroondah Hwy RINGWOOD 3134	\$921,000	22/05/2021
3	7 Grayling Cr CROYDON 3136	\$910,000	30/06/2021

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:

23/09/2021 09:50

Brent Earney

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Indicative Selling Price

\$900,000 - \$950,000

Median House Price

June quarter 2021: \$902,500



 3  1  2

Rooms: 4

Property Type: House

Land Size: 942 sqm approx

Agent Comments

Comparable Properties



13 Hendra Gr RINGWOOD 3134 (VG)

Agent Comments

 3  -  -

Price: \$950,000

Method: Sale

Date: 01/06/2021

Property Type: House (Res)

Land Size: 847 sqm approx

374 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  2

Price: \$921,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 898 sqm approx



7 Grayling Cr CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$910,000

Method: Sold Before Auction

Date: 30/06/2021

Property Type: House (Res)

Land Size: 656 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354