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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$950,000			
Median sale pi	rice							
Median price	\$902,500	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress 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



42 Maroondah Highway, Croydon Vic 3136





Rooms: 4 Property Type: House Land Size: 942 sqm approx Agent Comments Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

> Indicative Selling Price \$900,000 - \$950,000 Median House Price June quarter 2021: \$902,500

Comparable Properties



13 Hendra Gr RINGWOOD 3134 (VG)



Price: \$950,000 Method: Sale Date: 01/06/2021 Property Type: House (Res) Land Size: 847 sqm approx Agent Comments

374 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments



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

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





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