

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

209/211 MT DANDENONG ROAD 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2022

to

31 Aug 2023

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

102/211 MT DANDENONG ROAD CROYDON VIC 3136	\$457,000	09-May-23
12/24 CROYDON ROAD CROYDON VIC 3136	\$425,000	21-Mar-23
218/211 MT DANDENONG ROAD CROYDON VIC 3136	\$410,000	10-May-23

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: 11 September 2023



**102/211 MT DANDENONG ROAD
CROYDON VIC 3136**

Sold Price

\$457,000

Sold Date **09-May-23**

 2  1  1

Distance

0km



**12/24 CROYDON ROAD CROYDON
VIC 3136**

Sold Price

\$425,000

Sold Date **21-Mar-23**

 2  1  1

Distance

0.66km



**218/211 MT DANDENONG ROAD
CROYDON VIC 3136**

Sold Price

\$410,000

Sold Date **10-May-23**

 2  1  1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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