

## 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

1/9 HUMBER ROAD CROYDON NORTH VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Apr 2023

to

31 Mar 2024

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

10A LYONS ROAD CROYDON NORTH VIC 3136	\$965,000	30-Nov-23
1/307 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$795,000	08-Feb-24

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: 30 April 2024



**10A LYONS ROAD CROYDON  
NORTH VIC 3136**

 4  2  2

Sold Price **\$965,000** Sold Date **30-Nov-23**

Distance **0.23km**



**1/307 MAROONDAH HIGHWAY  
CROYDON NORTH VIC 3136**

 4  2  2

Sold Price **\$795,000** Sold Date **08-Feb-24**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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