

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/268 Maroondah Highway 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,750

*House

*Unit

X

Suburb

Croydon

Period-from

01 Jul 2018

to

30 Jun 2019

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

3/10 Joffre Street Croydon VIC 3136	\$550,000	20-Feb-19
3/268 Maroondah Highway Croydon VIC 3136	\$580,000	06-Jun-19
3/57 Diane Crescent Croydon VIC 3136	\$594,000	08-Jun-19

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.~~

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3/10 Joffre Street Croydon VIC 3136

2 1 1

Sold Price

\$550,000

Sold Date

20-Feb-19

Distance

1.2km



3/268 Maroondah Highway Croydon VIC 3136

2 1 2

Sold Price

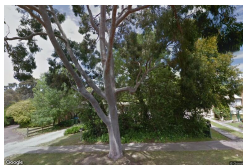
^{RS} **\$580,000**

Sold Date

06-Jun-19

Distance

0.02km



3/57 Diane Crescent Croydon VIC 3136

3 2 2

Sold Price

^{RS} **\$594,000**

Sold Date

08-Jun-19

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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